

2012 CONTRACT FOR SEASONAL RV SITES

The seasonal rate is \$1350.00 (up to 2 people) or \$1450.00 (up to 4 people) for one family only, which must be registered. \$100.00 for each additional person (same family) over 4 registered. There is a \$10.00 daily fee for your guests (that use the facilities or stay overnight) when over the rate allowance. Please ask first and let us know beforehand about any guests. We reserve the right to limit the number of guests. Maximum of 6 people/site, which includes registered and guests. There is a charge for your guest's pets of \$5.00/day. No one is allowed to use site without a registered adult present. Only one RV per site and no other camping units or tents may be set up on your site.

The season runs from Friday May 11th to the end of September (the water & electricity will be shut off from October 1st to fishing opener). Early arrivals or late departures will be charged \$40.00/day. The renter is responsible for any winterizing to the RV. Year round parking of your unit is permitted if renting site the following summer. Deposit of \$200.00 is due by the end of November if renting site for the following year. If deposit is not sent or site rental is cancelled, there will be a storage fee of \$50.00 per month for each RV and \$30.00 per month for each boat left over the winter. Wilderness Bay Resort gives no guarantee that RVs can stay on site when agreement is cancelled by Wilderness Bay Resort or renter. If selling trailer to stay on site, you are still responsible for full rent at the beginning of each season, must get prior approval to sell trailer with site rental, and all buyers must be approved by Wilderness Bay Resort to rent the site. All rentals are done by Wilderness Bay Resort only.

Electricity use is metered and meters will be read and billed monthly. Water use for household use only, there is one well and pump for all the cabins and RV sites and the water is going through a water softener. No washing of vehicles (cars, boats, etc.) or sprinklers permitted. RVs may be washed once per year using resort water supply.

Pets must be kept on a leash at all times, this means around your site or anywhere within resort property, or please leave at home. They must be kept in a quiet orderly manner and pet droppings must be picked up and disposed of properly.

Wooden decks are allowed and must be a reasonable size (plans must be approved by owners of Wilderness Bay Resort). All personal property tax that is assessed by Becker County for decks or RV's will be sent directly to renter. Storage sheds are not allowed. There is a small storage building available for use, throughout the year. Indoor storage of boats is available for \$250.00/boat over the winter on a first come basis.

One dock space for docking your boat will be designated for each site. All docks throughout the resort are available for use by all guests for fishing, feeding the fish, etc.

Free use of recreational facilities (volleyball, basketball, swing sets, swim area, etc.). Use of swim area and swim raft at your own risk (no lifeguard) and children should be supervised.

Please keep site picked up and clean - we want all guests and visitors to have a good impression and experience while staying at Wilderness Bay Resort. Renter is responsible for any trimming around trailers, decks and other personal obstacles. There is a dumpster for your garbage and recycling barrels for cleaned aluminum cans, tin, plastic and glass. Please, flatten any cardboard boxes and no junk (household garbage only).

No Jet Ski's (personal watercraft) or ATV's allowed. No fireworks or firing weapons of any kind allowed.

No gardens or flower gardens allowed, no digging up of the land. No cutting of trees, branches, alive or dead. Please no parking and driving in areas not mowed - there are tree seedlings planted.

Wilderness Bay Resort or its owners are not responsible for damage, vandalism or theft of guest's RV's, vehicles, boats or other personal possessions.

Please be considerate to other people staying at Wilderness Bay Resort. Please keep noise down (Quiet hours after 10:00 PM). Please respect the privacy of other guests, whether in cabins or RVs.

Storm Shelter underneath laundry/game room – door is on back side of building

SEASONAL SITE AGREEMENT

I agree to rent an RV site at Wilderness Bay Resort for the season of the year 2012. Full payment minus any deposit made, is due when registering, which must be done when RV is placed on site or opening up RV for the season. Wilderness Bay Resort reserves the right to cancel your rental without refund for failure to follow the rules for seasonal RV sites or if complaints are received that Wilderness Bay Resort deems disruptive to Wilderness Bay Resort or to other guests.

I have received and read a copy of the agreement and rules,

Print Name Renter:

Signature Renter:

Date:

Names of all registered family members (One family only – List all Adults and children)