

## 2019 RENTAL AGREEMENT FOR SEASONAL RV SITES

**This agreement is for immediate family members only- those currently living with you in your home and are your dependents. It does not extend to family members that live outside of your household (they are considered guests).** The site rental agreement cannot be shared by two or more families or generations. We reserve the right to terminate the agreement at any time. The seasonal rate is **\$2700 (up to 4 people)** and \$100.00 for each **additional person. Maximum of 6 people/site**, which includes your registered family and guests. There is a **\$10.00 daily fee for your guests** (that use the facilities or stay overnight). Please ask first **and for safety and liability purposes have your guests sign-in in with the office.** We reserve the right to limit the number of guests. **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 Wednesday May 1st to the end of September** (the water & electricity will be shut off from October 1st to May 1). Early arrivals or late departures will be charged **\$50.00/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 \$400.00 and signed contract are due by October 1, 2018 if renting site for the following year. If you choose not to renew your seasonal site, your RV and boats must be removed by October 31, 2018.** If deposit is not sent or site rental is cancelled after October 31, 2018, 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.

**Selling your trailer on site is not permitted.** We have a waiting list if you need assistance, we can make contact with those on the list.

**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 next to RV** 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 no longer available during the winter months.**

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 (hydro-bikes, SUPs, paddleboats, kayaks, canoes, volleyball, basketball, swing sets, swim area, etc.). **Use of swim area, water trampoline and swim raft at your own risk (no lifeguard)** and children must 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, **trees** 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 planting of flowers in ground allowed**, no digging up of the land. **No cutting** of trees, branches, alive or dead.

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 11:00 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

# 2019 Site Rental Agreement

I agree to rent an RV site at Wilderness Bay Resort for the season of the year 2019. Full payment minus any deposit made, is due when registering, which must be done when opening up RV for the season or by May 1st if not opening up by May 1st. Wilderness Bay Resort reserves the right to cancel this agreement 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.

Please complete the form below, including names of those on the lease in your immediate family ( \*see definition at beginning of rental agreement – for example -Grown children would not be included on your lease.) Sign and return along with your deposit for next year.

**Name**

**Address:**

Phone Number

E-mail

[I have received, read and understand all conditions of the 2019 Rental Agreement for Seasonal RV Sites and agree to abide by them.](#)

Signature of Lease holder \_\_\_\_\_ site # \_\_\_\_\_

Date: \_\_\_\_\_