

KOZY OAKS SEASONAL CONTRACT

Rate 1 \$1550.00 plus electric

Rate 2 \$1750.00 plus electric

Rate 3 \$1700-\$2100 certain locations

Rate 1 includes up to 90 nights per season.

Rate 2-3 includes all nights during the camping season. Limited number available.

Rates include 2 adults and 4 children under 18. Persons not listed on contract are subject to guest fees.

This contract does not contain all the terms of leasing a site. Please ask the Owner if you have any questions regarding anything about your site or the campground.

Site Reservation:

To reserve your site for the next season, a signed contract and a non-refundable deposit of a minimum of \$300.00 is due by November 1. If not received, and you have not contacted Kozy Oaks, you may lose your site. This deposit includes winter storage of your unit if you so choose. This deposit should be mailed to: Kozy Oaks 8620 277th ave ne. North branch mn. 55056 Full payment for your site is due by April 1. ***A late fee of \$25 per month will be charged starting Dec 1 and May 1 for late payment.***

Seasonal Guest Fees:

There is no day fee for day visitors to Kozy Oaks. There is a \$3.00 fee to use the pool. Day guest must depart by 10 P.M. There is a \$5.00 fee for overnight guests, which includes the use of the pool. Guests may stay in your camping unit without one of the primary residents on the contract present, but you must get prior approval from management. Kozy Oaks reserves the right to refuse admittance to any guests. It is YOUR responsibility to make sure guests are registered and follow behavior expectations.

Electricity:

You will be billed by the park for the electricity you have used twice per season. You may connect only to the outlet assigned to your site. Connecting to any other outlet will be considered theft and your lease may be terminated with no refund.

Site appearance:

Residents agree to maintain their site in a neat and well-groomed manner at all times, which includes, but is not limited to mowing, raking, trimming and removal of debris. If your site is not maintained in a timely manner, we will mow it and a charge of \$50.00 per occurrence will be

assessed. Kozy Oaks will not remove trees that are on personal property, such as trailers, sheds, and decks. Kozy Oaks will pick up tree debris that is piled by the road.

Garbage

Only household garbage is allowed in the dumpster. No electronics, furniture, mattresses, chemicals, liquids, rugs, carpet, construction-remodeling scraps or large items. Fines range from \$5-\$50 per item. If not sure if you can throw it, ask or take it home. I can arrange options for some larger items at no or little cost to you.

Sales

You may display a "For Sale" sign on your camper on your site. However, the sale of your camper does not include the sale or sub-lease of your site.

Additional Structures:

Storage sheds, wood sheds, screened-in structures, decks, etc. must have prior approval from management before constructing or moving. Some structures may require a county building permit and may be subject to county property taxes. Ask before you dig. Water/electric hazards.

Honey Wagon Service

Kozy Oaks will pump your septic for \$10.00 per time. You must let Kozy Oaks know by noon on Sunday to be pumped that week. No pumping on weekends.

Golf Cart Use:

Golf carts are to be used sparingly and solely for the transportation from one point to another. Driver must have a valid license or over the age of 18. Owner must carry liability insurance on the cart. No off road or operating after 11pm. Only electric carts will be allowed.

Insurance:

Each resident is required to maintain their own property, casualty, and liability insurance coverage. Kozy Oaks is not responsible for any loss, property damage or injury sustained while on Kozy Oaks Kamp premises. Kozy Oaks Kamp is not responsible for losses caused by acts of nature.

Conduct:

The management and staff of Kozy Oaks Kamp will do their best to enforce the rules and regulations set forth in this contract. We cannot be everywhere all of the time. If you witness any theft, vandalism or loud and boisterous misconduct by any persons or parties, please inform immediately. QUIET HOURS are from 11 to 8. Groups should disperse, music off and voices low and bright outdoor lights off. Kozy Oaks reserves the right to remove any visitors, guests, or residents who violate park rules. Be a good neighbor, and remember that you are responsible for the conduct on your site.

2023

I have fully read, understand and agree to the terms of the lease agreement and rules set forth herein.

Name _____ Phone Number _____

Site Name _____ Address _____

Please list each individual on this site: _____

Adult _____ Child _____ Under age 18

Adult _____ Child _____

Child _____ Signed _____

Child _____