

Pickerel Bay Lodge Campground - Seasonal Site Lease

This lease agreement is between Pickerel Bay Lodge,
located at 366 Pickerel Bay Rd, White Lake, Ontario KOA 3L0

and Tenants,

Name: _____
Address: _____
City _____ **Prov/State** _____ **Postal/Zip** _____
Email _____ **Ph:** _____

Insurance Co _____ **Policy #** _____

Pickerel Bay Lodge agrees to lease a seasonal camping site located in Pickerel Bay Lodge Campground.

The lease term shall be from May 1st, 2020 until October 12th, 2020.

The tenant agrees to pay Pickerel Bay Lodge all site fees according to the following pay structure.

1st payment - \$500 due September 1st . (Please add \$100 for each boat slip / boat dock)

2nd payment - \$500 due December 1st

3rd payment - \$500 due February 1st

Balance is due by May 1st

Trailer Occupancy: Rates for trailer sites are based on 1 or 2 "designated adults" with up to 4 of their own dependent children under the age of 19. Guests are welcome, but charges will apply for guests and extra vehicles.

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Please **report Guests immediately** after their arrival by texting 613-327-5757 or emailing pickerelbay@hotmail.com.

Tenants will receive pricing information for the upcoming season each fall.

Campers not planning to return must remove their trailer by closing (Canadian Thanksgiving). Winter Storage only, is available in a separate location and trailers must then be removed by May 1st. Tenants wishing to cancel their lease agreement will lose the payments made until that point. Tenants wishing to sell their trailer on site must continue to pay all fees. Pickerel Bay will charge 6% of the sale price for the site sale. All sales must be approved by Pickerel Bay. PBL reserves the right to restrict new trailers based on age, size or type.

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Site improvements are allowed at your own expense but must be approved by management. Charges apply for the use of PBL equipment ie. tractors, trucks and/or operators to help with any projects. Tenants must notify PBL if replacing their unit or adding new structures such as sheds or decks etc. Trailer maintenance is the responsibility of the owner. All sites are to be kept neat and tidy, free of clutter. PBL will charge for maintenance done to neglected sites.

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Parking for one on-site vehicle is included with site fees. Extra charges apply to any additional vehicles - regardless of where they are parked. Extra vehicles may be parked in the main parking lot or at individual sites - only if space permits. Please do not use your neighbour's parking spots. No unlicensed vehicles, ATV's, golf carts, moped, electric scooters without the consent of PBL owners.

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Hydro: Each campsite will have its own individual hydro meter. A deposit of \$200 will be required for each meter and shall be returned when the campsite is vacated. A bill will be issued twice per year for electric usage. This will be done July 31st and October 31st of each season.

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Garbage : Tenants are responsible for transporting their own garbage to the dumpster in the parking lot. Garbage bins and dumpsters are for household / food waste only. **Tenants will not dispose of** large items such as fridges, lawn chairs, fans, lights etc. Large items should be taken home or to the local dump.

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Water Usage / Trailer Maintenance: Each trailer will be hooked up to water from the well. This water is tested biweekly. Tenants will not use well water to wash trailers, vehicles, boats etc. A hose with lake water is available for these uses behind the snackbar. No washing machines are allowed in RV units.

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PBL Beach: Tenants have full access to the beach area. The beach is unsupervised so Tenants – swim at your own risk. Tenants will not leave their young children or those of their guests at the swimming area unattended.

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Guests: Tenants are allowed to have guests. PBL owners must be made aware or guests must register at the office prior to or at the time of arrival and guest fees do apply. Tenants are responsible for reminding their guests about PBL rules. Young children of your guests should not be left unattended in washrooms or at the beach area. Email, call or text 613-327-5757 with guest information.

Guest fees double for unreported guests.

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Pets: Pets are welcome at Pickerel Bay, however we **insist** that owners keep their pets quiet, under control and on a leash at all times. Pets are allowed swimming at the boat launch area but not at the beach. **Please clean up after your pets** and ask your guests to leave their pets at home.

Noise: Tenants must respect fellow campers and keep noise levels to a minimum.

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Tenants must contain noise from TVs and radios to their own campsite. Please be mindful of noisy children, barking dogs etc. Please remind your Guests of these rules as well. Tenants will not make any work related noise on Sundays throughout the season and will stop any major building projects from July 1st to August 31st.

Quiet time is 11pm-8am.

The tenant agrees to use the premises for Recreational Use Only and does certify that the site cannot be used by anyone not listed on this lease agreement, without prior permission from PBL.

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Termination of Contract: Contracts can be terminated without a refund by owner for violations of Pickerel Bay Lodge rules, such as but not limited to, non-payments, unruly behavior, fighting etc.

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Tenant agrees to relieve Pickerel Bay Lodge and its owners and employees of any responsibility of "Acts of God". Tenant understands Pickerel Bay Lodge and its owners are not liable, nor responsible to carry insurance coverage on tenants unit, vehicle, or other personal property. Tenant is **required** to carry his/her own **liability insurance**, while **comprehensive is recommended** during the term of this lease. Tenant will furnish proof of insurance (company name and policy #) to Pickerel Bay Lodge.

Signature

This property being privately owned, the Tenant accepts PBL privileges with the understanding that he/she does hereby release the Pickerel Bay Lodge, its owners and employees of all liability for loss or damage to property and injury to his/her person arising out of his/her use of its resort facilities and agrees to indemnify Pickerel Bay Lodge, its officers and employees, against claims resulting from loss or damage to property or injury to the person of the tenant or any member of the family or guest of the tenant, arising out of the use of its resort facilities. **Pickerel Bay Lodge and its owners** and employees are not responsible for damage, vandalism or theft of tenants unit or other personal possessions.

Signature

The tenant agrees to read and comply with all Pickerel Bay Lodge rules and regulations as provided herein to the Tenant and posted around the campground.

Signature _____ Date _____