

Pickereel Bay Lodge Campground - Seasonal Site Lease

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

and Campers,

Name: _____

Address: _____

City _____ **Prov/State** _____ **Postal/Zip** _____

Email _____ **Ph:** _____

Insurance Co _____ **Policy #** _____

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

The lease term shall be from May 1st, 2024 until October 14, 2024.

The camper agrees to pay Pickereel Bay Lodge all site fees according to the following pay structure.

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

-slip deposit is only require for Sept payment

2nd payment - \$500 due December 1st

3rd payment - \$500 due February 1st

Balance is due by May 1st

All deposits / payments are non-refundable!!!

Trailer Occupancy: Rates are based on single family camping. This includes two "designated" adults from the same household and their dependent children under the age of 19.

Initial _____

Guests are welcome, but charges will apply for guests and extra vehicles. Please **report Guests immediately** by emailing pickereelbay@hotmail.com or texting 613-327-5757. **Emails are preferred.**

Initial

All seasonal guests at Pickerel Bay must have a permanent address outside of this campground.

Initial

Campers will receive pricing information for the upcoming season in August . Campers not planning to return must remove their trailer by closing (Canadian Thanksgiving). Campers wishing to sell their trailer on site must continue to pay all fees. **All sales must be approved by Pickerel Bay.** PBL reserves the right to restrict the on-site sale of trailers based on age, size, type or location.

Where sales have been approved - Pickerel Bay will charge 8% of the sale price for trailer and site.

Initial

Site improvements are allowed at your own expense but must be approved by management. Campers 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 kept neat and tidy, free of clutter. PBL will charge for maintenance done to neglected sites. Sites are to be returned to original condition prior to leaving.

******A \$1000.00 slab deposit is required to build new structures ie decks, sheds or when a site with such items is purchased. This deposit will be returned when the site is vacated and all structures are removed. This includes any plastic, metal, wood, cinder blocks, bricks, firewood, garbage etc. ******

Initial

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 neighbours parking spots. No unlicensed vehicles, ATV's, golf carts, mopeds, electric scooters without the consent of PBL owners.

Initial

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.

Initial

Garbage : Campers are responsible for transporting their own garbage to the dumpster in the parking lot. Garbage bins and dumpsters are for household / food waste only. **Campers 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.

Initial

Water Usage / Trailer Maintenance: Each trailer will be hooked up to water from the well. This water is tested biweekly. Campers will not use well water to wash trailers, vehicles, boats etc. No washing machines are allowed in RV units.

Initial

Septic : Pickerelbay is on a septic system.

Please do not pour grease, oil, coffee grounds, or household chemicals down the sinks. Flush only human waste and small amounts of toilet paper. Do not flush hygiene products, paper towels or bagged dog waste.

Initial

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

Initial

Noise: Pickerel Bay aims to provide a peaceful and relaxing environment for all campers. Campers must respect fellow campers and keep noise levels to a minimum. Please contain noise from TVs and radios to your own campsite. Please be mindful of noisy children, barking dogs etc. Please remind your Guests of these rules as well. Campers 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.

Please be respectful to your fellow campers at all hours!!

Initial

Guests: Campers are allowed to have guests but all should be reported by email or text prior to or at the time of arrival. Campers 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 or text with guest information. Please ask your guests to leave their pets at home.

Initial

Pets: PBL will be taking a pause from allowing dogs for “new guests” for the 2024 season to achieve some balance for our small park.

Guests in the park prior to the 2023 season are limited to one “large breed” dog per site. 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 ask your guests to leave their pets at home.

Please clean up after your pets!!!

_____ Initial **The camper 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.

_____ Initial **Termination of Contract:** Contracts can be terminated without a refund by owner for violations of any Pickerel Bay Lodge rules. Please carefully consider all rule prior to joining our quiet family campground.

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

Signature

This property being privately owned, the Camper 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 camper or any member of the family or guest of the camper, 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 campers unit or other personal possessions.

Signature

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

Signature _____ Date _____