

2022 Woodcrest Retreat Seasonal Campsite Contract

WOODCREST RETREAT
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_____ Name of applicant(s) (List spouse if applicable)	_____ E-mail Address
_____ Residence Address	_____ Phone Number (at residence)
_____ City, State, ZIP	_____ Cell phone (if applicable)
_____ Make/Model/Year of Camper	_____ Site Number Preference
_____ Vehicle License Plate Number and State of registration	

Number of regular campers at site _____

1. This SEASONAL CAMPSITE CONTRACT represents the agreement reached between Woodcrest Retreat and the individual(s) listed as the applicant(s) above.
2. SEASONAL DATES: Although exact dates will change based on the calendar year, campers can generally be set up after April 8 and leave it on the site until November 1.
3. RATES: Seasonal Contract: \$1,600.00, plus a donation for the electric at the end of the season. *This contract covers up to a total of 90 nights of use during the April 15 to November 1 time frame.*
4. RENT DUE DATES: A non-refundable deposit of \$500.00 is due with this signed contract. The remaining balance is due at the beginning of the rental period or a payment plan established with final payment made prior to April 15th.
5. IMMEDIATE FAMILY: Immediate family includes children, grandchildren, parents and grandparents not included in the above "number of regular campers at site" figure. The site holder may allow these immediate family members occasional weekend or week use of the campsite for no extra charge. This does not include use of the pool or waterslide.
6. DAY GUESTS: Guests are anyone not listed on this contract and are not immediate family. Guests of the site holder are held to the same requirements of this contract. It is the responsibility of the site holder to inform their guests of the pertinent rules. Failure by a guest to comply with the policies, may constitute a breach of contract. Guest access to the site of Woodcrest Retreat fall under the following guidelines.
 - i. Day Guest fees apply for any guests (as defined above) who are here for more than two hours.
 - ii. Waterslide & Pool fees will be in addition to any Day Guest Fees.
 - iii. Up to 8 guests may be present at the campsite between the hours of 8:00 AM and 10:00 PM. Gatherings of more persons at the site may be permitted, however, the applicant should request permission from Woodcrest Retreat staff prior to making such arrangements.
7. OVERNIGHT GUESTS: The site holder may provide use of their camper for overnight guests (those who are not included with this contract or immediate family), but those guests need to pay the current "Additional Overnight Guest" rate. Please pay at the office prior to their stay.
8. SITE USE: Overnight use is restricted to a maximum of 8 people per site.
9. INCLUSIONS: Rental costs **INCLUDE** the following:
 - One site for RV/Camper, space for two vehicles and all open space and trails that do not require reservations.
 - Use of waterslide and pool during hours that are open for campground use and when you are staying overnight.
 - Use of recreational activities available to Woodcrest Retreat guests (i.e., disc golf, hiking trails, playgrounds, etc...).
10. EXCLUSIONS: Rental costs **DO NOT** include the following:
 - Access to the pool by driving in for the day. If doing so, pool admission fee will be required.
 - **Electric usage on the site (donation towards electric use can be given at the end of the season).**
 - Access to any rental activities or activities that require staff supervision. (i.e., challenge course, slingshot or archery range)
11. RV/CAMPER DEFINITION: For purposes of this contract the definition of a RV/camper is: "a dwelling used for travel, vacation, or recreational purposes." It is not meant to be a full time residence. The site shall not be used for a "park model" meaning "an RV intended for permanent or semi permanent installation and used as a primary residence."

12. **REGISTRATION/INSURANCE:** RV/Camper must be registered with the Motor Vehicle Bureau and carry a current inspection sticker. Woodcrest neither assumes nor accepts any responsibility or liability for the RV/Camper or any other vehicle while they are on the property of Woodcrest Retreat. Consequently, Woodcrest recommends that all vehicles be insured by the applicant(s).
13. **SITE/VEHICLE:** Seasonal site rental applies to ONE (1) site for one RV/camper during the time listed on this contract AND one tent. TWO vehicles may be parked at the site. Additional vehicles should be parked in the parking lot but no longer than twenty-four hours to keep spaces available for other guests.
14. **PERSONAL PROPERTY:** All personal property of family member(s), and guest(s) are the responsibility of the site holders. Woodcrest Retreat assumes no responsibility or liability for damage, loss, or destruction of personal property.
15. **SITE PREPARATION/CLEANUP:** You are responsible to prepare your site in the spring and clean up your site in the fall. If a tree needs trimmed, please contact a staff member. When possible, we will try to have a truck available if you need one to haul leaves etc. *Please do not burn any leaves on your site.*
16. **MAINTENANCE OF RV AND SITE:** Site holder must keep the RV/Camper and site neat, clean, and in good repair. Management of Woodcrest Retreat reserves the right of access onto the site at any reasonable time for the purpose of maintenance. For aesthetic reasons do NOT cover your camper with tarps, except temporarily in case of leaks. If tarps are necessary, please check with the office prior to placing.
17. **PETS:** Maximum of one pet per site. The pet must be kept on a leash at all times when outside. Owners are responsible for cleaning up after their pet and keeping them quiet. The pet is not to be left unattended at the site. Please be mindful of other guests.
18. **CLOTHESLINES:** All clotheslines should be kept under awnings.
19. **SEWER HOSES:** Sewer hoses must be enclosed in a four inch PVC pipe.
20. **STORAGE SHEDS:** No temporary or permanent storage shed may be erected.
21. **ANTENNAS:** No free standing television or radio mast, tower, or pole may be erected.
22. **OUTSIDE STORAGE/SIGNS/ORNAMENTS:** We want to maintain the natural beauty of this setting by keeping things neat and orderly, without the placement of signs, ornaments, bright lights, etc. When leaving for multiple days, all outside items such as bikes, chairs etc. should be placed in an orderly fashion under the awning. Woodcrest reserves the right to ask you to take down any such items that distract from the natural environment or may be disruptive to other guests.
23. **PLANTS AND TREES:** No plants or trees may be planted without permission from Woodcrest Retreat management.
24. **DECKS.** The Woodcrest Retreat management must first approve any deck.
25. **WASHING CARS/RVS/CAMPERS:** We ask that you do not wash cars on camp property. Washing of RVs/Campers is permitted but should be limited to once a month.
26. **GARBAGE.** Garbage is to be put in the dumpsters. Only trash that is accumulated at the campsite should be placed in the dumpster.
27. **LIMITED LIABILITY:** Woodcrest Retreat will not be responsible or liable for losses or failure of any utility, theft or accident for any reason whatsoever.
28. **FUTURE REGULATIONS:** Woodcrest Retreat reserves the right to alter, amend and/or cancel the Seasonal Campsite Contract as it deems necessary and appropriate for the purpose of promoting the safety, comfort, convenience, and enjoyment of its tenants and retreat guests, or for the preservation of its own property. If contract is cancelled refunds will not be granted.

Woodcrest Retreat has established a list of guidelines for the use of the property. It is the site holder's responsibility to inform members of their family and guests of these guidelines. The site holder is responsible for the adherence to these guidelines by all persons at their site, whether or not the site holder is present.

I/we, the undersigned, am/are the applicant(s) listed in this contract and I agree to the SEASONAL CAMPSITE CONTRACT as written.

Signature

Date

Signature

Date