



North Port Huron Jellystone
 2353 N Lakeshore Road
 Carsonville, MI 48419
 (810) 622-0110
 Info@northporthuronjip.com

Camper Name: _____	
Site #: _____	Gate Code: _____
Pet(s) Y/N: _____	Qty: _____ Breed: _____

2021 Seasonal Campsite Rental Agreement

Yogi Bear's Jellystone Park™ Camp-Resort - North Port Huron is pleased to offer a Seasonal Campsite Rental Agreement, made and entered into by and between North Port Huron Jellystone (hereinafter referred to as the "Park") located at 2353 N Lakeshore Road, Carsonville, MI and the individuals identified within this Seasonal Campsite Rental Agreement (hereinafter referred to as "Camper"). The term of this Seasonal Campsite Rental Agreement shall be valid from April 23, 2021 to October 17, 2021 (hereinafter referred to as "Camping Season").

The Park agrees to rent to the Camper Campsite # _____ in North Port Huron Jellystone for the 2021 Camping Season. The Park reserves the right to relocate Camper to a comparably priced Campsite.

Camper 1: _____

Last Name, First Name	Phone Number	Email Address	
Street Address	City	State	Zip Code

Camper 2: _____

Last Name, First Name	Phone Number	Email Address	
Street Address	City	State	Zip Code

Camping Unit Make, Model, Year	Length	License Plate #	State
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For new and renewing Seasonal Campers, a non-refundable deposit of \$600.00 is due with the signed Seasonal Campsite Rental Agreement to hold your Campsite.

Site Type	Campsite Assignment*	Seasonal Rate
Lakeside:	40 - 46	\$ 4,500.00
Back-In East:	349 - 364	\$ 4,400.00
Back-In West:	78 - 91	\$ 4,300.00
Pull Thru West:	121 - 135, 173 - 188	\$ 4,200.00
Pull Thru Center:	92 - 104, 136 - 149, 159 - 172	\$ 4,100.00

*Campsite Assignment may be adjusted to accommodate certain construction projects

Base Campsite Rate:	\$ _____	Deposit Paid:	\$ _____
Concrete/Gravel Pad/Patio	\$ _____	Winter Payment Plan Y/N:	_____
Additional Family Members:	\$ _____	Golf Cart Registered Date:	_____
Golf Cart Registration:	\$ _____		
Other Applicable Fees:	\$ _____		
Total Campsite Fee:	\$ _____		

Camper 1 Initials _____ Camper 2 Initials _____

Seasonal Campsite Rental Agreement Terms:

1. The term of this Seasonal Campsite Rental Agreement shall be from April 23, 2021 to October 17, 2021. No camping is permitted when the Park is closed. This Seasonal Campsite Rental Agreement is not a lease. This Seasonal Campsite Rental Agreement is a contract which is binding on both the Park and the Camper. The Park is not a Landlord, the Camper is not a tenant. This Seasonal Campsite Rental Agreement is, for legal purposes, a license to use the property of the Park on the conditions which are stated in this Seasonal Campsite Rental Agreement. All information is subject to change with or without notice at the sole discretion of the Park.
2. Seasonal Campsite Rates are based on two (2) adults and three (3) children ages 5 to 18 years of age. Children 4 years of age or younger may be added at no additional cost. Only one (1) family is permitted per Seasonal Campsite Rental Agreement. (No sharing of a Campsite is permitted between two (2) families). Additional immediate family members may be added to the Campsite fee at the per person rates listed in this Seasonal Campsite Rental Agreement. Campsite occupancy is limited by the State of Michigan's Administrative Code. If Campsite occupants exceed eight (8), excess occupants must be removed from the Park or a second Campsite must be rented.
3. Camper agrees to pay the base Seasonal Campsite fee as indicated in the rate chart within this Seasonal Campsite Rental Agreement, plus any additional fees for pets, concrete or gravel pad and/or patio, golf cart registration, and additional person(s) fees.
4. Water, refuse disposal, sewer, lawn care and use of facilities and free recreational activities are included in the Campsite rate. Note, trash is picked up curbside at your Campsite. All bags must be tied shut and may not be left outside after dusk. No large items such as cushions, broken chairs, bicycles, etc. will be accepted without management's prior written approval and will be subject to additional charges. Water service in April and October may be intermittent depending on the weather. Water must be shut off when the unit is not in use.
5. Electric meters are installed at each Seasonal Campsite. Each camping unit is to be plugged into the electric pedestal located on the Campsite specified in this Seasonal Campsite Rental Agreement. Electric usage is billed separately, the cost in addition to the base Campsite rate and other applicable fees. Electric meters will be read on the 18th of each month. A meter reading fee of \$5.00 will be applied monthly in addition to electric charges. A record of the charges will be emailed to the Camper on the 19th of each month, a copy maintained at the Park Office. Camper is required to complete a credit card authorization form for electricity charges. The credit card on file will be charged the outstanding balance on the 20th of each month. Payment declined for any reason will result in a \$50.00 service charge and a new credit card authorization form will be required from the Camper within 48 hours.
6. Entrance onto Park property constitutes permission for North Port Huron Jellystone staff in Carsonville, MI to photograph or video the visitor/guest while on premises and to use any resulting photos or videos for any lawful purpose without compensation to the visitor/guest.
7. The Camper assumes all risks and danger incidental to the activity of camping in a rustic outdoor environment including specifically (but not exclusively), the danger of being injured resulting from participation in activities, use of facilities, or inclement weather conditions and agrees that the Park and its owners, agents, and employees are not liable for injuries or property damage resulting from such causes. Please report any matter needing attention to the Park Office.

Winter Payment Options: A non-refundable deposit of \$600.00 and signed Seasonal Campsite Rental Agreement are required by December 1, 2020. After this date, any Campsite without a deposit or signed Seasonal Campsite Rental Agreement will be considered available to other Campers for the 2021 Camping Season and will be rented on a first come, first serve basis.

Option 1: Receive a \$150.00 discount if the remaining Campsite balance is paid in full by December 31, 2020.

Option 2: Make monthly payments of \$500.00 or greater by the 10th of each month (January, February, March, April). Any payment received after the 10th of each month will result in a \$50.00 late fee. All check payments returned for any reason by the Camper's bank will need to be replaced immediately and will result in a \$50.00 service charge. Autopay is available, credit card authorization forms are available and can be mailed or faxed to the Park Office. Any remaining balance will be due in full upon opening date, April 23, 2021. Camper will be denied access to their Campsite if the remaining balance is not paid in full upon arrival to the Park.

Winter Storage Program: Winter storage is available to renewing Seasonal Campers, which begins October 17, 2021 and ends on April 22, 2022. The cost is \$300.00 and is payable in advance prior to the Camper seasonal departure. The RV can be left on the Campsite throughout the winter. Winter access to the camping unit will not be available. Camper may have access to Campsite beginning April 16, 2021 to de-winterize and set up for the Camping Season.

Access to the Park is restricted, available by appointment only. Appointments must be made in advance with the Park Office. Occupancy, which includes overnight camping, is not permitted until April 23, 2021. If Camper hires a third party to perform any service work to camping unit, the Park is not responsible for overseeing any work completed.

Additional Immediate Family Members

Three (3) children ages 5 to 17 who will be included in the Seasonal Campsite Rental Agreement under the base Seasonal Campsite fee:

- 1. Name: _____ Age: _____ Relation: _____
- 2. Name: _____ Age: _____ Relation: _____
- 3. Name: _____ Age: _____ Relation: _____

Children 4 years and younger who will be included in the Seasonal Campsite Rental Agreement under the base Seasonal Campsite fee:

- 1. Name: _____ Age: _____ Relation: _____
- 2. Name: _____ Age: _____ Relation: _____

Additional children ages 5 to 17 who will be added to the base Seasonal Campsite fee at the cost of **\$50.00** per child.

- 1. Name: _____ Age: _____ Relation: _____
- 2. Name: _____ Age: _____ Relation: _____

Additional adults ages 18 and older who will be added to the base Seasonal Campsite fee at the cost of **\$100.00** per adult.

- 1. Name: _____ Age: _____ Relation: _____
- 2. Name: _____ Age: _____ Relation: _____

Emergency contact information for Camper and additional immediate family members.

- Name: _____ Relation: _____ Phone #: _____
- Name: _____ Relation: _____ Phone #: _____
- Name: _____ Relation: _____ Phone #: _____
- Name: _____ Relation: _____ Phone #: _____

Seasonal Guests and Visitors:

Seasonal Campsite Rates are based on two (2) adults and three (3) children ages 5 to 17 years of age. Children 4 years of age or younger may be added at no additional cost.

<u>Shoulder Season</u>			<u>Prime Season</u>		
April 23 - June 17 Sept 6 - Oct 17	Age 5 - 17 Senior 65+	Adult 18 - 64	June 18 - Sept 5	Age 5 - 17 Senior 65+	Adult 18 - 64
Day / Overnight	\$ 10.00	\$ 15.00	Day / Overnight	\$ 15.00	\$ 20.00
4 - 7 Nights	\$ 40.00	\$ 60.00	4 - 7 Nights	\$ 60.00	\$ 80.00

These fees include the use of the Water Zone, Mini Golf, Playgrounds, Jumping Pillows, Arcade Room, Nature Trails, Walking Bridges, and any free recreational activities and live entertainment.

Camper assumes all responsibility for guests and visitors and agrees to comply with the following rules set forth by the Park:

1. Ensure guests have registered at the Park Office and paid any applicable fees. Camper may not give your gate code or wristbands to guests or visitors. Visitors and guests will be given a gate code, wristbands, and vehicle pass when they register at the Park's Office.
2. All visitors and guests will be required to sign a waiver allowing them to have access and full use of the Park's facilities.
3. The conduct of their visitors and/or their overnight guests.
4. No other recreational vehicle, trailer, tent, awning, auto or van may be used for sleeping accommodations on the Campsite.
5. Visitors and guests are not permitted to bring pets into the Park.
6. Visitors and guests must park their registered vehicle at the Campsite or overflow parking at the Pavilion. They are not permitted to Park in the front parking lot.

Seasonal Campsite Rental Agreement Rules and Regulations: The Camper agrees to be bound by the rules and regulations of the Park as posted in addition to the terms and provisions herein stated. Children, relatives, friends, and guests of the Camper are also bound by these terms. Infractions of the Park rules by visitors or guests may result in the termination of the Seasonal Campsite Rental Agreement.

1. **Use of Campsite:** Camper shall, at its sole cost, comply with all governmental laws, statues, ordinances, rules, regulations, or requirements now or hereafter in force relating to or affecting the condition, use or occupancy of the Campsite. No Camper is permitted to occupy the Campsite beyond October 17, 2021. Camper may not claim the Park as Camper's permanent residence.
 - a. Camper shall not use the Campsite for any illegal activity or other activities in which injures the reputation of the Park, its owners, employees, and other affiliates.
 - b. Camper shall not commit nor suffer any waste upon the Campsite. All wastewater (gray or black) must be safely contained within the camping unit tank or transfer tank. Camper shall not dump wastewater on the ground.
 - c. Camper shall not trespass on any and all property surrounding North Port Huron Jellystone.
 - d. No fireworks, including sparklers and caps, may be possessed or used by Camper, Camper's visitors or guests on the Campsite or anywhere on Park property.
2. **Camping Unit:** Only one camping unit is permitted per Campsite. The camping unit must be fully self-contained. All camping units must be less than 15 years old and must be in a good physical condition. Any camping units over 15 years old must be approved by management. Undesirable looking camping units, buses or homemade camping units are not permitted. All camping units must have and display a current license plate tag and sticker. All camping units must always be in road ready condition including but not limited to having wheels/tires and hitch in place. Extended stay LP tanks are not permitted.

3. **Camper Insurance:** Camper agrees to carry and maintain in full force and effect adequate property damage and liability insurance on any vehicle or recreational vehicle brought into the Park, during the term of this Seasonal Campsite Rental Agreement. Copies of proof of insurance on any vehicle and recreational vehicle must be provided to the Park Office before Camper can occupy their Campsite. Camper agrees to hold Park harmless of any damage to their personal property, camping units or vehicles unless said damage was caused by specific neglect of the Park personnel in the course of duty.
4. **Camper for Sale:** No "For Sale" signs will be allowed in the Park or permitted on the camping unit. Any Camper desiring to sell their camping unit may (with management's prior written approval) place a picture (3"x5") together with the Campsite number and a brief description of the camping unit on the Park Office bulletin board. Want-ad placement stating the camping unit may be seen at the Park is not permitted. In the event the Camper sells their camping unit, the Seasonal Camping Package will not be transferable with the sale. The Camper agrees to use the premises solely for camping and will not transfer the Campsite without the consent of the Park.
5. **Default:** The Park reserves the rights to terminate the Camper's Seasonal Campsite Rental Agreement for breach of any of the conditions herein at their discretion. In the event this Seasonal Campsite Rental Agreement is terminated, the Camper shall remove any and all of their personal property from the Park within three (3) days of the date the said notice is received by the Camper unless management determines that the health or safety of the other campers is endangered. In that event, the Park may require the Camper to immediately remove their personal property. If the Seasonal Campsite Rental Agreement is terminated due to failure to comply with above stated rules, no refund will be given for Campsite rate or fees.
 - a. This Seasonal Campsite Rental Agreement may be terminated by the Park at its sole discretion for any reason. The length of stay incurred until that point will be pro-rated at the current daily overnight camping rates including electric usage and the balance returned to the Camper if no rules or conditions have been violated.
 - b. If an applicant wishes to cancel this Seasonal Campsite Rental Agreement after the start of the Camping Season no refund will be given.
 - c. Cancellations for the Seasonal Camping Package must be received in writing and will result in a loss of deposit.
 - d. Camping units left on Campsite after the end of the Seasonal Campsite Rental Agreement term will be charged a daily rate in effect at that time unless other arrangements are confirmed in writing or the Camper enrolls in the Winter Storage Program.
6. **Subletting:** Campsites may not be subleased. If a guest will be using a Seasonal Campsite at any time, they must register at the Park Office and pay the applicable guest and additional vehicle fees.
7. **Golf Carts:** One golf cart is permitted per Campsite. An annual fee of \$50.00 will be charged to register the golf cart. Proof of vehicle insurance is required. Only licensed drivers 18 years or older listed on the insurance policy may drive the golf cart. The use of the golf cart on private property is a privilege that can be revoked if the golf cart is used in a reckless manner or if unlicensed drivers are permitted to operate the cart in the park. The owner of the golf cart must register the golf cart with the Park Office. Golf carts may not be driven during quiet hours. Quiet hours occur between 11:00 pm to 8:00 am daily. Golf carts must be parked in approved golf cart parking areas. Golf carts may not be driven on grass areas or out of the Park onto Lakeshore Road. Golf carts will be required to be numbered with 4" numbers on 3 sides identifying the Campsite number that they are registered to.
8. **Site Conditions:** The Camper must maintain the Campsite in a neat and clean appearance and follow the specifications below:
 - a. Camping units must be left on wheels and approved jacks, no cement blocks. Campers are not allowed to close in under their camping unit. Extended stay LP tanks are not permitted.
 - b. Any item(s) stored under the recreational vehicle that cause the Campsite to look messy or cluttered are not permitted. If the following items cause the Campsite to look messy or cluttered is not permitted: Campsite or lawn ornaments, figures, hanging signs, flags or pennants, grass mats/rugs, enclosed steps, refrigerators/freezers, or household furniture.
 - c. Plastic tarps are only permitted to cover firewood and may not be larger than 8' x 10'.
 - d. Table covers are not permitted if picnic table is not kept under camping unit awning as this promotes rotting.

- e. Patio lights are permitted but cannot be longer than the length of the camping unit's awning. Floodlights, bug zappers or excessively bright lights are not permitted.
- f. The Camper may not have an outside clothesline or hang clothes from the camping unit except for an approved manufactured clothesline attached to the rear bumper of the camping unit.
- g. No off-RV satellite dishes, CB, shortwave radios, or other antennas without management's prior written approval. Only those built in and made for camping are permissible.
- h. No gardens are allowed unless they are in containers that can be removed at the end of the Camping Season or when the Campsite is vacated.
- i. No selling of any items in the manner of a garage sale is permitted.

When Camper is no longer a Seasonal Camper, they are responsible for completely cleaning their Campsite prior to departure, including the removal of any remaining platform and decorations. If any debris are left at the Campsite after departure, a cleaning fee will be assessed. Cost to repair any ruts and/or Campsite damage will be billed to the Camper at the time of repair.

9. **Screened Rooms and Decking:** Tent type screened rooms attached to the camping unit are permitted. Aluminum framed screens rooms and/or awnings are permitted with management's prior written approval. Platforms may be constructed for access into the Camper's unit. Decking must conform to the specifications below:
 - a. Platforms may be constructed with pressure treated lumber only using 1' x 6' or 1¼' x 6' for deck surface.
 - b. Build in 4' x 8' sections. All members must be screwed together for easy dismantling.
 - c. No Astroturf or painting of platforms.
 - d. Railings are permitted with management's prior written approval only.
 - e. Platform may be the same length as the camping unit. No more than 8' in depth and may not wrap around camping unit.
10. **Storage Sheds:** Outside buildings, either remote or fixed to the camping unit may not be larger than 4' x 6' x 4' and must be Rubbermaid brand type storage unit.
11. **Firewood and Fire Rings:** Firewood cannot be brought into the Park per the Michigan Department of Agriculture and Natural Resources Emerald Ash Borer Quarantine. Storage of firewood is limited to no more than 10 bundles. No cement blocks/pavers/stones or other materials can be added to enlarge fireplaces/rings. Woodpiles can be no larger than 2'-0" high x 2'-0" deep x 4'-0" wide. No other fire rings are permitted to be used other than those provided by the Park.
12. **Improvements:** Park non-recreational equipment will not be loaned or rented. In the event Camper desire to make any improvements that would permanently scar the ground, such improvements may only be completed with management's prior written approval. Any improvements will remain the property of the Park when the Camper leaves the Park. Management reserves the right to move your equipment in case of emergency or change Campsites for the Park's improvements with two weeks' notice. Notice will be given via phone and email listed on this Seasonal Campsite Rental Agreement.
13. **Vehicles and Parking:** All vehicles must display a valid camp pass hanging from the rear-view mirror of the car. Two vehicles are permitted at each Campsite and two vehicle passes will be issued per Campsite at the beginning of the Camping Season. Boats and Trailers are considered a vehicle. Additional vehicles will be subject to a daily fee of \$10.00 per day must be registered at the Park Office and may park in the front guest lot or by the Pavilion. Additional vehicles will be subject to an additional daily fee. Parking additional vehicles on another Campsite is prohibited. Violators will be towed without warning at Camper's sole expense. Speed limit is 5 MPH at all times.
14. **Washing of RVs or Vehicles:** It is important that your camping unit always be clean and in good condition. Campers may wash their camping unit only, washing of any other vehicles in the Park is not permitted at any time. Campers may wash their camping unit during the week (Monday to Thursday) of Shoulder Season. Washing RV's is not permitted at any time during Prime Season. Shoulder Season ranges between April 23, 2021 to June 17, 2021 and September 6, 2021 to October 17, 2021. Prime Season ranges between June 18, 2021 to September 5, 2021.

15. **Pets:** Seasonal Campsite Rates include two (2) pets. Additional pets may be added to the base Seasonal Campsite fee at the cost of \$25.00 per pet. A maximum of four (4) pets may be registered per Campsite. If Camper is reported to have unregistered pet(s) on Campsite, a \$50.00 charge will be applied per pet in lieu of the standard pet fee. All pets must be on a leash no longer than six (6) feet in length when outside the camping unit. Pets must be attended to at all times, even if tied up or in a cage. Pet waste must be immediately picked up and properly disposed of in a plastic bag. Pet waste not properly disposed of will result in a \$25.00 charge on each occurrence. Animals are not allowed in or around the Water Zone, Pool, Splash Pad, Lake or Beach Areas, Bathhouses, Laundry Rooms, Store/Office, Playgrounds, Activity Areas, Pavilion, or in any of the Buildings including non-pet friendly Cabins. Guests and visitors are not permitted to bring pets in the Park. Multiple complaints on Camper's pets will result in Camper losing pet privileges for the Camping Season.

16. **Mail, Messages, Phone Calls:** Mail is sorted at the Park Office daily and may be picked up at the Park Office. Small packages no larger than 12"x12"x12" may be delivered and accepted at the Park Office. Park address may not be used as a permanent address. The Park Office phone is answered during Park Office hours only. Emergency messages will be delivered as soon as possible. General messages will be posted at the Park Office.

By signing this Seasonal Campsite Rental Agreement, I hereby acknowledge that all Campers, occupants, family members, guests and invitees have read the foregoing Seasonal Campsite Rental Agreement terms, rules and regulations and hereby agree to abide by them. I will also abide by all other posted Park rules that apply throughout the Park including the water zone, lake, playground area, etc. I understand that should I choose to leave prior to the end of the current Camping Season or should the Seasonal Campsite Rental Agreement be terminated by the management for failure to abide by the above provisions, Park rules or regulations, no refund shall be made either in part or in full for the unused portion of the Camping Season. This Seasonal Campsite Rental Agreement is severable: if one portion is invalid the remaining portion shall, nevertheless, remain in full force and effect.

By signing this Seasonal Campsite Rental Agreement, I am agreeing that I have answered all questions to the best of my knowledge, and I have read and fully understand all terms, conditions, and obligations, financial or otherwise, listed within the Seasonal Campsite Rental Agreement.

Camper Signature: _____

Date: _____

Camper Signature: _____

Date: _____

Welcome to our Seasonal Family here at North Port Huron Jellystone!