



Agreement between:

Hidden Hills Campground and Resort (hereinafter referred to the owner)

And

Name: _____
#1(Site renter/ contracting party: hereinafter the "camper/Renter)

Name: _____
#2(Site renter/ contracting party: hereinafter the "camper/Renter)

Home/mailing Address: _____

Home Phone () _____ CELL () _____ Business/Work () _____

Emergency Contact Name and Phone number: _____ (Ph:) _____

Email Address: _____

Trailer information:

Make: _____ Model: _____ Year: _____

Size of Trailer Unit: _____

Insurance company name _____ Contact: _____

Policy# : _____

Expiry: _____

Hidden Hills Campground and Resort agrees to rent campsite# _____ to the above camper, subject to the terms of this contract. The contract is in effect for a 12 month period commencing May 01-2023 and expiring April 30-2024.(provided deposit is in place for the following season) otherwise this

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Rental Agreement

contract will be for a 5 month term, May-September 30,2023) **Notice:** It is acknowledged by the camper that they have read and understood all bylaws, (Signature page, attached and returned) and that there is no assurance by the owner to the camper that his contract will be automatically renewed annually and absent of any written agreement of renewal. To be considered for the following season, new contracts must be signed by both parties, and Deposits must be paid by Sept30-2023, to confirm your commitment.

Fees shall be paid as follows:

1. A \$2000.00 Deposit is due by Sept 30- **(NON-Refundable)** To hold the site for the following season.
2. Remainder of Fees due prior to checking in (park will open May 01, for early arrivals, providing fees have been paid)
3. Any outstanding Fees, to be paid prior to giving access to resort park. No exceptions.
4. All Fees are GST Applicable
5. \$4000.00 seasonal fee(non-lakeview)
\$4400.00 seasonal fee (lakeview)

Extra Seasonal Fees:

EXTRAS

- 300-Gal Septic Tank incl. install: \$500.00 Deposit, (refundable when vacating, provided it is not damaged)
 - \$125.00 Water charge (potable water) per season (or\$25.00/month)
 - Extra Fridge (energy efficient) on approval: \$50.00/season
 - Extra Guests fee, if found to be abusing occupancy: \$25.00/night, or \$40.00/wknd- (as determined by mgmt.)
 - Golf Cart Roadway Access: \$40.00/season
- **Septic Pump Out: Renters costs, \$50.00/empty

Laundry Service and Showers available, \$\$ fees apply.

Parking available in designated areas ONLY. Please speak to Mgmt. regarding parking designation.

Seasonal Site Fees \$ _____

Deposit \$ _____ Date _____

Total Extras\$ _____

Total Charges \$ _____

Balance owing \$ _____

This agreement is made between Hidden Hills Campground and Resort and the above parties. By signing this agreement/contract, the said individuals agree to the above terms, our Bylaws, rules, and all seasonal policies.

Signature: _____ Dated: _____

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Trailers:

1. **1 (One)- Trailer per site. A trailer or Unit is classified as, a recreational vehicle including Class A, B, or C RV Motorhomes, Travel Trailers, Fifth Wheel, or pop-up (tent trailers).**
2. **All units should be equipped with pressure gauges/regulators and taps on-site to have a backflow prevention device.**
3. **All Units must carry the proper Liability, and Insurance. Insurance must be kept current and valid throughout your stay at Hidden Hills Campground and Resort. Please ensure a copy of the insurance is submitted to the office upon arrival.**
4. **Hidden Hills Campground is not liable for any damages caused or arising as a result of acts or omissions by occupants of adjacent campsites or property or the public. Hidden Hills Campground and Resort will not be held liable for damage or loss to any property not listed in the corporations' assets, or responsible for loss to campers' property due to interruption of electrical service, water, trees, shrubs, bushes, or other vegetation on the grounds, vandalism, or theft. Hidden Hills Campground and resort will not be liable for acts of nature, rodents, animals, roadways, or weather/natural disasters.**

Campsites:

1. **Upon Check-in at the beginning of the season, the camper is responsible for inspecting their site and reporting and issues or concerns to the park office.**
2. **Campers will vacate the site in the same or better condition, than entered at the end of their contract. A clean up fee will be charged at \$250.00, should a crew be called in to maintain and clean the said site.**
3. **1- Trailer/Unit per Campsite. No Exceptions. If additional guests are required, please contact Site office or management and a weekend site may be available, at an additional cost.**
4. **Additional Fridges, and freezers, powered coolers etc., are not recommended, but do realize that some families require such items. The charge for such items is \$50.00/item. Please contact the office to submit payment. If later found that an extra fridge or freezer has been operated without prior consent or reported, a \$200.00 fee will be assessed.**
5. **Campers will keep their site maintained and clean for the duration of their stay. It is a requirement to keep your site safe and free of garbage and debris, this includes yard maintenance. We encourage campers to make the office aware if they will be away for some time and unable to maintain.**
6. **Campers to make sure they are not encroaching on adjacent campsites.**
7. **At no time can your camper or structures obstruct roadways, or paths.**

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8. There will be no cutting down of trees and or shrubs without prior approval. Hidden Hills Campground and Resort will do everything to help and or accommodate requests to develop your campsite to best fit your needs without hurting or damaging the natural landscape of our resort. A \$250.00 fine will be imposed because of cutting down trees and shrubs not previously approved, and possible eviction at the discretion of Hidden Hills Campground and Resort as per the severity of your infraction.
9. All structures including but not limited to, Decks, sheds, bunk houses must be approved prior to erecting, and installing, and must be considered temporary. Campers may be asked to remove such structures if proper procedures were not followed.
10. All fires must be contained in an approved or purchased from Hidden Hills Campground and Resort Pit. Fires must be properly doused or extinguished when you leave your site or retire for the evening.
11. All Fire bands will be posted and followed. This includes Kinookimaw beach recommendations, Government regulated, and or Hidden Hills Campground and Resort Notices. Fire tables are recommended and can replace open fire.
12. Quiet time is from 11:15pm-7:15am daily, please be mindful of your neighbors, be respectful to those around you.
13. Please do not trespass on other sites, this includes through pathways, trees, and other roads.
14. All Units, and personal belongings must carry the proper Liability, and Insurance. Insurance must be kept current and valid throughout your stay at Hidden Hills Campground and Resort. Please ensure a copy of the insurance is submitted to the office upon arrival.

Guests of Site Occupants:

1. Visitors to your site, must abide by all park bylaws, rules, and regulations. Your visitors are your responsibility and will form part of your obligational contract.
2. Day visitors must be out of the park by 11:00pm
3. Additional overnight Visitors can be subject to additional park fees, if occupancy is extended in excess of an acceptable time frame, please see fee schedule. (Determined by Mgmt.)

Vehicles and Parking:

1. All vehicles must be parked in designated parking areas. Guest parking will be available and have its own designated area.
2. Boat storage will be available and have a designated area. Boats must be stored in the designated area. BOATS ARE NOT ALOUD in the campground, no exceptions.

Notices:

1. Please notify office staff a minimum of 24 hrs. prior to removing your trailer unit for any period of time.

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- 2. No subletting of sites allowed.
- 3. PETS are a part of our family and are always welcome guests. Please respect your neighbors, by keeping all pets leashed and contained at all times. Excessive barking will not be tolerated. Aggressive dogs will be asked to leave the park. Hidden Hills Campground and Resort is not responsible for damage due to pets or incidents involving your pets.
- 4. Upon Termination of this said contract by either party, the camper will remove all his/her personal property including, but not limited to the camping unit, decks, sheds, BBQs, and all personal property. If arrangements have been made prior with Hidden Hills Campground and Resort or new tenants arriving to leave a portion of your belongings, exceptions can be made, otherwise all items need to be removed. If not removed and the site restored, you will be responsible for the resort cleanup crew, and any additional charges that accrue.
- 5. Hidden Hills Campground and Resort is always changing, and new items, activities, and phases are being added. We understand that sometimes there may be a want/need for you to transfer to a new phase of our resort. Please note that a Transfer request will be required. This request can be picked up and filled out from our office. We will do the best we can to accommodate all requests, this depending on availability, timing, and space. All transfer requests are not guaranteed.
- 6. Hidden Hills Campground and resort reserves the right to change, add, or remove bylaws or policies as we see fit. These notices will be posted and delivered, via our website, and hand delivered to each site, giving 14 days written notice of changes.

Signature Camper

Signature Camper

Dated

OFFICE USE

Hidden Hills Campground and Resort

Dated

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