



160 Blue Gill Road, Peebles, Ohio 45660 | Phone: 740-637-1151

## **2026 LEASE AGREEMENT**

Name: \_\_\_\_\_ Site Number (Office Use Only): \_\_\_\_\_

Address: \_\_\_\_\_  
Street City State Zip Code

Family Names & Ages: \_\_\_\_\_

Primary Phone: \_\_\_\_\_ Lease Rate (yearly):: \_\_\_\_\_

Lease Begin Date: \_\_\_\_\_ Lease End Date: \_\_\_\_\_ Email: \_\_\_\_\_

Mineral Springs Lake Resort is a campground that operates during the season from April 1st to November 1st. As a Lessee, campers are permitted to leave personal property on their lots during the off season and will be allowed access to such via gate credentials. Mineral Springs Lake Resort is a licensed campground and does not allow lessees to live at the campground permanently. All lessees who are in good standing (all invoices paid and no nuisance issues) are permitted to receive gate access during their lease term. Only 2 street legal/licensed vehicles per lot - any extra parking may be available in common areas (ie. Beach area and Playground)

### **CAMPGROUND RULES**

Please read and abide by the following rules of our campground.

Violations shall be cause for the termination of your camping rights without refund.

Mineral Springs Lake Resort is a privately owned campground and reserves the right to refuse service to anyone.

Owners and/or employees are not responsible for any loss, theft, accident or injury of any kind.

1. Only one Camper or RV and two vehicles are permitted per site. Any additional parking needed may be available in common areas (ie. Beach area and Playground)
2. Ohio law does not allow tent camping in Mineral Springs Lake Resort. No sleeping in automobiles or on the ground.
3. Quiet hours are from 11:00 p.m. to 8:00 a.m. Security gates will be closed at 11:00 p.m. on the weekends (Friday and Saturday) and 7:00 p.m. on the weekdays (Sunday-Thursday). Holiday weekends will follow weekend hours.
4. Children must return to campsites by quiet time. Parents are 100% responsible for children and their actions.
5. GOLF CARTS ONLY - All razor/side by sides, dirtbikes, or other ATVs are prohibited. All golf carts must be operated by a licensed driver unless accompanied by a parent.
6. Speed limit is 10 MPH in Park.
7. Discharging firearms and use of fireworks in campsites is strictly prohibited.
8. All pets must be leashed or kept contained for their safety (you assume all responsibility for any injury or death resulting in your pet being off leash or not contained). You must control your pet at all times and clean up after it. No pets are permitted in the swimming area, camp buildings, restrooms or shower houses.

9. Cutting or removing wood is prohibited. This includes in the campground or on ANY of the Allied Resorts or neighboring properties. **No outside firewood is permitted inside campgrounds.** Firewood will be sold at the Camp Store or Office.
10. NO REFUNDS. If you sell your camper, Campground Management **must be notified** and final utility bills must be paid. LOT RENT IS NOT TRANSFERABLE.
11. Campers are responsible for removal of trash and litter. **Dumpsters are provided for camp trash only. NO RUBBER OR METAL.**
12. Washing of vehicles is prohibited at the campsite. Periodic washing of RVs/Campers is permitted and encouraged.
13. Camp sites must be kept clean and tidy - this includes landscaping/lawn care.
14. The Penalty System will work on a 3 Strike Basis with fees applied for each. After three strikes in writing, you will be asked to vacate. No refunds will be given.

## CAMPGROUND POLICY AND PROCEDURES

These policies are implemented to keep campground property safe, clean, and enjoyable for all permanent campers and their guests. Rules and Policies may be changed at the discretion of management. The violations of any rules or policies shall incur a strike and/or penalty fine. Additional fines, penalties, or consequences will be implemented for repeat offenders or due to the severity of the violation.

### 1. CAMPSITES

Campsites must be kept clean and tidy. Campers are responsible for trash and litter on their site.

Each campsite shall be used for one camper or RV. Please note that Allied Resorts reserves the right to deny your camper or request that you remove it from the grounds if it does not comply with standard camper/RV specifications and it is in severe disrepair.

Please note that if you are not a member in good standing, your Lot Rate will increase. **To be considered in good standing: 1. Pay Lease by due date, 2. Ensure all utility bills are current/not past due, 3. Do not obtain a strike, 4. Do not build on your lot, 5. Do not bring any outside construction equipment into the campground to work on your personal lot.**

There will be no refunds provided for the early removal of a camper. **Management MUST be notified of any sale of a camper. Lease Agreements are NOT transferable.** The prior owner will be responsible to pay their final utility bill. The new owner shall sign a new lease agreement and pay annual lot rent at the time of their purchase.

If a camper chooses to relocate to a new site, a Site Jump Fee will be applied in the amount of \$100.00 per move; office must be notified of any site changes.

All boats, golf carts, and docks must be registered and clearly marked. Any boat, boat dock, or golf cart without a registered sticker will be removed. These are required to be renewed annually. There is no fee for golf cart or kayak/canoe stickers, although stickers are required for each. There is a \$100 boat license fee.

**No RZR, Side by Sides, or any other ATVs are permitted. This includes street legal ATVs.** Please be advised that fines and strikes will apply if you do not comply with this rule.

No new out buildings or sheds may be built or added. Sheds and outbuildings already on sites are allowed to remain.

Non-Permanent pop-up canopies are permitted for the use of campers on a temporary basis only.

### **Updated Utility Policy:**

Utilities will be billed to each camper by mail or email. All invoices sent by mail will now have a \$3.00 paper fee. There will be no additional charge for invoices sent via email.

The electric meters are read on the 15th of each month (weather permitting). The electric and water will be invoiced monthly and will have a 15 day due date. Electric will be billed at a \$15.00 minimum. Electric is billed at \$0.24kWh with a \$15.00 minimum. Water will be billed at a flat rate of \$24.00 each month while the water is on (April-October).

If the utility bill is not paid within 7 days of the due date, **a 10% late fee will be applied**. Invoices not paid 14 days after the due date will cause a disruption in electric service. **Mineral Springs Lake Resort, its owner and/or employees will not be liable for any and/or all damages resulting in the disruption of your electric service due to non-payment of invoices. Any account with a utility invoice 30 days past due will also be required to pay a \$250 utility deposit to have utilities restored.**

**\*\*This is an unfortunate update to our policy due to the significant amount of past due invoices\*\***

*Water must be shut off to your camper when you leave.*

## **2. DECKS, DOCKS, AND CANOPIES**

Please note that the Decks, Docks and Canopies are the property of Mineral Springs Lake Resort. Once built they are not to be removed or disassembled without approval of Management. The long-term goal is to reduce the number of canopies within the campground. Decks CANNOT be transferred from one lot to another.

Allied Resorts will inform campers of needed repairs to structures. Should work not be completed, Allied Resorts reserves the right to deny renewal of the lease.

All decks, docks, and canopies are to be painted/stained with colors approved by management.

Allied Resorts staff will be cleaning the lake and removing any Unlicensed docks or docks in severe disrepair. No new docks are to be added to individual camp sites. All boats must be secured to a boat dock; no boats are to be tied up to the shore.

## **3. CAMPGROUNDS**

We reserve the right to terminate the lease and remove your camper if the lease is not paid on time or there are violations of campground rules. A late fee of 10% will be added to any payments not received within 7 days of the due date, and you become a member in poor standing. If your lease rent is not paid by the date due, we reserve the right to increase your rate. If not paid within 30 days, a fee of 1.5% will be added per month and an eviction will be filed (court costs are also added to your account). You will also be charged a storage fee, minimum of \$10.00 per day until paid in full and removed. Campers will be blocked until all fees are paid.

Please deposit all trash and items at the dumpsters. **Dumpsters are provided for campers, to be utilized for standard camping trash ONLY. No furniture, appliances or building material should be placed in these dumpsters. If a camper is caught or discovered to have dumped non-camp trash, a trash fee will be applied to their next utility bill. Trash Service is only provided during the camping season, April 1st to November 1st.**

Quiet hours shall be from 11:00 p.m. to 8:00 a.m. Anyone that is in violation of this will get one warning. Additional violations will incur a \$50 fine and a Strike will be applied.

Speed Limit through the campgrounds is 10 mph.

No outside firewood is permitted in the campgrounds. You may not personally cut or retain any trees or lumber within MSLR. Allied Resorts will sell firewood to the campers as requested.

**No private construction equipment shall be brought to the campground.**

Gravel must be purchased from the office. \$45.00 per skid steer bucket or \$250.00 per dump truck load. Gravel will be offered in the following sizes: 8's and 57's. Please specify the desired size when you request and provide details as to where you want it placed, we will try to accommodate. Gravel delivery day is Monday-Wednesday. Additionally, dirt, sand or creek rock is available upon request. Gravel deliveries from outside companies are not permitted.

Please be respectful and courteous to all. Parents are responsible to ensure their children are also respectful.

When initially arriving with your camper, we request that you obtain Allied Resorts management approval prior to arrival. This is to ensure Allied Resorts management can assist in the best placement of your camper. Allied Resorts employees will be more than willing to assist with setting up campers. There will be a \$100.00 minimum charge. If additional work is required to settle, level, or assist it will be billed to the camper hourly at \$80.00/hr. All requests must be scheduled. Before any work begins, the camper MUST SIGN a release clearing Allied Resorts from any responsibility for damages.

**Please inform Allied Resorts if you intend to vacate your lot or sell.**

For sites without septic, Allied Resorts offers pump outs. Pump outs will be conducted on Monday-Wednesday each week. All pump outs shall be scheduled no later than Sunday for the following week. The charge for pump outs will be \$20.00 for a standard tank and \$40.00 for the large black tanks. If a pump out request is made outside of scheduled days/times, an emergency pump out of fee will be assessed in the amount of \$60.00 pending available staffing. THERE SHALL BE NO GRAY WATER OR OTHER SEWAGE ALLOWED TO BE DRAINED, EMPTIED, OR DRIPPING IN ANY MANNER ON THE GROUND. A VIOLATION OF THIS RULE WILL RESULT IN A FIRST OFFENSE FINE OF UP TO \$1,000. ANY SUBSEQUENT VIOLATIONS MAY RESULT IN ADDITIONAL FINE AND/OR EXPULSION FROM THE CAMPGROUND WITH NO REFUND.

Allied Resorts offers 30 and 50 amp lots. Upgrades to the electric service on a lot may be available. Contact management to see if your lot qualifies for an electric upgrade.

**4. SWIMMING/BEACH AREA**

The beach area and swimming will be open from late May to late August. The hours open shall be 11:00 a.m. until 7:00 p.m. Thur-Sat and 12:00p.m. until 5:00 p.m. on Sundays. Holidays and weather conditions may affect these hours. For the safety of all guests, lifeguards will be on duty during open hours. Life jackets are required and supplied. No access or swimming is permitted when the area is closed and lifeguards are not present.

Minors under the age of 12 must be accompanied by a parent or guardian. Minors 12 years and over may access the swimming or beach area without an adult, as long as they adhere to the safety rules and guidelines. Failure to comply will result in the minor losing their ability to access the beach area or swimming without an adult present. Minors who are coming without their parent or guardian MUST have the Minor Waiver filled out and signed by their Parent or Guardian and brought with them.

**NO PETS are allowed in the Beach Area.**

*By signing below, I acknowledge that I have read and understood all that is contained in this lease agreement and the campground rules and will adhere to the rules and regulations stated therein.*

*I agree to notify the office of any address, phone number, or email changes. I understand that rates are subject to change at renewal.*

Lessee Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Allied Resorts, LLC: \_\_\_\_\_ Date: \_\_\_\_\_

Allied Resorts, LLC reserves the right to refuse service to anyone at any time for any reason.