



160 Blue Gill Road, Peebles, Ohio 45660 | Phone: 740-637-1151 | Fax: 937-544-7770

2024 LEASE AGREEMENT

Name: _____ Site Number (Office Use Only): _____

Address: _____
Street City State Zip Code

Family Names & Ages: _____

Home Phone: _____ Cell 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 property on their lots during the off season and will be allowed access to such via gate credentials. The Lessee will be obligated to see that his/her campsite is kept trash and litter free and that grass is mowed. All guests are permitted to check in to receive gate access during their stay. Only 2 street legal/licensed vehicles per lot - any extra parking may be available in common areas (ie. Beach area and Playground). The campground follows a 10MPH Speed Limit on all vehicles within the campground. ONLY ONE ELECTRIC MOTOR WATERCRAFT PER CAMPSITE ALLOWED. Storage of boats on grass is prohibited from April 1 - November 1. Only one unit per site (Camper, etc). Must be 16 Years of Age or older to operate street legal/licensed vehicles and golf carts in the campground and must have a Valid Driver's License. Cutting of trees is prohibited. Pets must remain on a leash or contained. Quiet Hours are from 11:00 PM to 8:00 AM. No buildings, sheds, screened in porches, or fences without management approval. All landscaping shall remain in place and shall not be removed without prior approval. There is an additional charge for Extra Boats or Golf Carts.

UTILITY POLICY: 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. Any usage above 71kWh will be charged according to usage at \$0.21kWh (this includes any taxes and fees). 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 penalty of \$100.

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

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. 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.

Allied Resorts, LLC and Staff are not responsible for the loss of personal property or injury of any kind including golf cart accidents. Rules are subject to change at any time. All Lessees' and any guests must have a filed waiver at the office.

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.

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.



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Version As of 12/4/2023

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.
2. Tent Camping is not permitted. 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 unless street legal/licensed. 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/Office.
10. NO REFUNDS. If you sell your camper, Campground Management **must be notified** and final utility bills must be prepaid. LOT RENT IS NOT TRANSFERABLE.
11. Campers are responsible for removal of trash and litter. **Dumpsters are provided for camp trash only.**
12. Washing of vehicles and trailers 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 or if it is dilapidated and in severe disrepair.

Each site is provided with one picnic table. It is the Campers responsibility to keep this in good condition. It is the property of the campground.

Campers are responsible for their own utilities. The electric and water will be billed monthly and shall be paid in a timely manner. **Late fees will be applied after 7 days past due.** All lot rents are due and payable as of the lease date on your lease agreement. If rents and/or bills are not paid within 30 days of the due date, your agreement shall be terminated and an eviction will be filed. All items left on the campsite will become the property of Allied Resorts. A storage fee will be added to your bill for each month until your account is paid in full.

Please note that if you are a member "Not 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 without a building permit.**

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 the final utility bill. New owner shall sign a new lease agreement and pay annual lot rent at that time.

We will offer vacant sites to annual campers that have placed their name on a waiting list or expressed desire to move prior to offering available sites to non-annual campers. 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.

All boats, golf carts, and docks must be registered and clearly marked. Any of these items listed without a registered sticker shall be removed. A Waiver must be completed and signed by all individuals planning on operating a golf cart. These will be required to be renewed annually when obtaining the season sticker for your golf cart. ****Please note that starting in April 2024 No RZR, Side by Sides, or any other ATVs are permitted.** 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. Allied Resorts Management reserves the right to request any outbuilding or storage building to be removed from the site. New Buildings/Sheds must be approved by management, and a building fee will be charged. ****After 4/1/2021, Enclosed portable canopy style sheds will not be permitted.** If this style of shed remains on your lot after the start of season, 4/1/2021, it will be marked for removal by Management.

Non-Permanent pop-up canopies are permitted for the use of campers on a temporary basis only. Gazebo/Metal Canopies are permitted on sites as long as they are not enclosed and do not block the view of their neighbors. ***Tent camping is not permitted at our campground***, the exception is for children/grandchildren, with 1 adult to stay in a tent on a site. Please do not allow camping tents to remain erected on your site, you will be asked to remove it.

Campers are NOT to have mail delivered to the campground. We recommend a P.O. Box at the Local Post Office to receive mail.

Updated Utility Policy:

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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.

Decks CANNOT be transferred from one lot to another. New Decks MUST be a **permanent fixture** set in the ground. Current decks that sit atop the ground are the property of the camper. If a camper pulls out, and leaves the deck the deck becomes the property of Allied Resorts and will be set in the ground and made a permanent fixture. Should any fixture be considered a nuisance Allied Resorts will request measures to be taken to fix this. Should work not be completed, Allied Resorts employees will perform the work and the bill will be added to the campers annual lot rent.

If a camper would like to add a deck or canopy to their site they must obtain a Permit from Allied Resorts prior to initiating construction. The camper may contract with a crew to draw and prepare plans for the addition. Once a plan has been prepared and approved by the camper, they must be submitted to Allied Resorts for review and approval. Allied Resorts has 14 days upon the submission of the plans to review and approve or deny. **A permit shall be provided to the camper for the cost of \$299.00, once approval is received.** The contractor may proceed with construction once a permit is received. All projects once initiated shall be completed *within 60 days*. If the project is not completed, an additional permit will be required to be obtained for an additional time frame. **Permits must be posted on the structure during construction.** *If a permit is not obtained for the building or construction of a deck or canopy the camper shall be assessed a charge of \$499.00.*

To keep our campgrounds looking nice we request that all decks, docks and canopies shall adhere to Allied Resorts regulations and code. All decks, docks, and canopies should be painted/stained with Sherwin Williams deckscapes, color Pine Cone (SW 3046 Pine Cone).

Allied Resorts staff will be cleaning the lake and removing any Unlicensed and Unstickered Docks. New Docks will be built and offered to campers upon request. Rails or additional modifications may be made to these docks upon the request/approval of Allied Resorts Management.

3. CAMPGROUNDS

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 cut and sell firewood to the campers as requested. If there are trees down or branches/trees in danger of damaging property, please let Allied Resorts Management know as soon as possible and we will have these removed.

Gravel must be purchased from the office. \$30.00 per skid steer bucket or \$200.00 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.

Playgrounds and activities are for the mutual use of all campers, guests and their children. Please be respectful and courteous to all. Parents are responsible for their children and guests. If a child or individual is being violent, rude, or destructive they may be asked to vacate the playgrounds for a period of no less than 1 day.

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 and will be completed in the scheduled order, unless otherwise requested. Before any work begins, the camper MUST SIGN a release clearing Allied Resorts from any responsibility for damages.

Please let Allied Resorts know if you intend to vacate your lot or sell. This will allow us to contact other campers that may be interested in the site, or those on our waiting list. There is a board available to hang photos/information about your camper for sale in the office as well.

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 \$15.00 for a standard tank and \$30.00 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.

Allied Resorts offers 30 and 50 amp lots. Upgrades to the electric service on a lot are available upon request. Please note that we have upgraded several electric services already and there will be additional upgrades to the electric as needed. If you have any issues please contact Allied Resorts Management as soon as possible to advise. We will advise you at the time of request of the charge for upgrade, per servicer/supplier rates.

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. Mon-Sat and 12:00p.m. until 2:00 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 15 must be accompanied by a parent or guardian. Minors 15 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.

*Rules, Policies and Procedures are subject to change at the discretion of Allied Resorts Management.

Camper Signature

Date

Camper Signature

Date