

Rules and Regulations of Welcome Woods RV Campground LLC

1. The speed limit is FIVE MILES PER HOUR. This will be enforced. Anyone caught driving around the speed bumps will be warned once. The second offense will result in removal from the campground. There are kids at play please Drive Carefully.
2. No more than two vehicles allowed at the campsite. All others must park in the designated parking area provided. The use of tents requires management approval.
3. Boats and trailers **MUST** be parked in the designated area provided. Spots are \$50 for the season and must be paid up front. Those paying for a spot will receive their own parking spot for the season.
4. No large parties or family reunions without permission. You may not allow anyone else to use your unit, unless approved by management.
5. Campsites are rented to you and your dependent children under 18 years of age. Additional persons staying overnight in your unit must register and pay camping fees. These fees are payable at the office.
6. Pets are permitted with the exception of aggressive breeds. They must remain on a leash. Keep animals at your own campsite. No walking animals in other campsites. Owners must lean up after their pets. Per the Logan County Health Department, all pets must be registered at the office upon entering the campground.
7. All electric connections must be properly hooked up and should be UL/Approved to prevent shorts at outlets. Water connections must be leak free.
8. All exterior work must be approved by management before starting. This includes outside containers, sheds, etc.
9. Power washing of campers is permitted.
10. Parents will be responsible for their children and or guests destroying any camp property.
11. Campground and/or management is not responsible for any losses, damages, or claims for personal property from fire, theft, accident or any other acts of God.
12. Please help keep restrooms and showers clean. Children will not be allowed to loiter around restrooms and showers. Children will not be permitted to use showers unless accompanied by parents.

13. Absolutely no setting off fireworks, discharging fire arms, shooting bows & arrows or air power weapons.
14. Bicycles and golf carts must be operated at a safe speed and on drives only. You must have proof of insurance on the golf carts and the operator must have a drivers license. This is the state law.
15. All children, 17 years of age or younger, shall have a curfew of 11:00pm. These children must be on their campsite or in their camper by this time.
16. Health department regulations do not permit draining gray water on the ground or into open containers.
17. Management reserves the right of access to any campsite for the purpose of inspection.
18. Absolutely no camper will be allowed to take anything from another campsite with out permission from camp management.
19. Management will cause, without refund, the removal of anyone whose conduct is injurious or annoying to others as determined by Management.
20. Management will determine any full time resident and then will be charged the monthly or annual rate.
21. Cutting, removing, defacing, driving nails, or damaging trees is prohibited. You will immediately and permanently be terminated of the park use for damaging any camp or other guest property.
22. Only management will answer your questions and attempt to solve your problems, (ie) campsite repair or improvements, etc.
23. Any person in this park who sells their camper, does not have the right to assign their lease to their campsite to the buyer of their camper.
24. No firewood is allowed to be brought into the campground. All firewood must be purchased from Welcome Woods Campground.
25. It is each campers responsibility to mow and trim their own sites. With arrangements we will do it for you for a charge. If we have to mow or trim because you don't, there will be a \$20 charge every time we do it.
26. Your consideration in the above rules and regulations will make for better camping for all. Be considerate of your fellow campers. If we can help you in any way, have any questions, contact the management.
27. Health Department rules state all campers must be at least 15 feet from the neighboring camper from side to side and at least 10 feet from the neighboring camper front to back. In addition, all campers must be at least 10 feet from the property line and 7 feet from a neighboring shed if applicable.

28. Campers are solely responsible for connecting their campers to the campground sewer system following all State and Local regulations in doing so.
29. A \$5.00 per day late charge will be added to any outstanding payments required in the Agreement.

Welcome Woods RV Campground LLC Camping Agreement

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This RV Camping Agreement (this "Agreement") is made as of the date set forth below (the "Commencement Date"), by and between Welcome Woods RV Campground, LLC (the "Campground:), an Ohio limited liability company, and (PRINT) _____ (the "Camper").

Pursuant to the terms and provisions of this Agreement, Camper desires to lease from Campground, and Campground desires to lease to Camper, lot number _____ (the "Lot") at 7547 State Route 366, Russels Point, Ohio to be used by Camper as an RV camp location at the premises owned and operated by the Campground.

1. Term. The term of this Agreement shall begin on January 1, 2024 and end on December 31, 2024. A \$200 deposit is due November 15, 2023. If not paid you must move your camper and property from the Campground by December 15, 2023.

2. Rent. During the Term of this Agreement, Camper shall pay Campground annual rent. A \$200 deposit will be due by November 15, 2023 and the balance of \$1,600 paid by **February 1, 2024** for a total of \$1,800. Installment payments are available. The \$200 deposit will be due by November 15, 2023. A \$800 payment will be due February 1 and March 1, 2024 and the final payment of \$850 will be due April 1, 2024 for a total of \$1,850. Any payment that is not paid by these dates will be subject to a \$5.00 per day late charge.

ALL RENT PAYABLE HEREUNDER IS NON-REFUNDABLE

3. Service Provided by Campground. Campground shall provide and pay for the following services to be used by Camper in association with the Lot: (i) water to be available from April 15th through October 31st, weather permitting, but water will not be available during any time outside of said time period; (ii) electric hookups. (See section 6, Utilities, of this Agreement for more details on electric charges and billing); (iii) sewage disposal; (iv) boat storage in areas specified by Campground for an additional fee; and (v) maintenance and upkeep of common facilities. Camper shall be responsible, and pay for , any other services, maintenance or charges incurred with respect to the use of the Lot.

4. Assignment and Subletting. Camper shall not assign this Agreement or sublet the Lot, without the prior written consent of Campground.

5. Compliance with Rules and Regulations of Campground. Camper agrees to strictly comply with the Rules and Regulations of Campground. Camper hereby acknowledges receipt of said Rules and Regulations. Said Rules and Regulations may be amended at any time at the sole discretion of Campground.

6. Utilities. Campground shall secure and resell to Camper, and Camper shall promptly pay all charges incurred for electricity (the "Resold Commodities"). Camper agrees that with respect to the Resold Commodities that Campground shall place all such utilities in Camper's name. Conversely, Camper agrees to place all other utilities for which Camper is responsible in Camper's name prior to receiving occupancy of the premises. The Camper agrees to pay all other utilities, related deposits and charges on the Camper's utility bills. The Camper shall not allow utilities, other than cable TV, to be disconnected by any means (including non-payment of bill) until the end of the Agreement term. The Camper agrees to reimburse the Campground for any utility bills paid by the Campground during the Camper's responsibility under the Agreement within two (2) working days of receiving demand for payment from the Campground. Utilities shall be used only for normal household purposes and not wasted. Camper hereby waives and disclaims Camper's right to shop for and choose providers of the Resold Commodities and any portion or component thereof. Camper further agrees to refrain from entering into any contracts for the supply or provision of the Resold Commodities without Campground's express written consent, and acknowledges that entering into such a contract without Campground's express written consent shall constitute a substantial default under this Agreement. Notwithstanding anything to the contrary contained herein, Camper agrees that the Campground may arrange to have a meter or meters installed to measure Camper's usage of the Resold Commodities. If metered, Campground or its agent shall supply Camper with information of the cost per unit of the Resold Commodities and the number of units consumed. Rates per unit of the Resold Commodities consumed shall be consistent with rates per unit billed by regulated utilities including all applicable riders, line extension fees and customer charges. Camper further agrees to pay for such usage, based upon Camper's actual metered or

ratio-allocated usage plus the apportioned share of common area usage (if applicable) and any other fees incurred by Camper. Billing for usage of the Resold Commodities shall be considered part of the rent, though it will be separately invoiced and collected. It is understood and agreed between Campground and Camper that, in the event such payments are not made when due, it shall be considered a substantial default under the Agreement, and Camper agrees that

Campground may bring summary proceedings for collection and/or eviction. CAMPGROUND IS NOT OPERATING AS A PUBLIC UTILITY BY ARRANGING FOR THE SERVICES SET FORTH HEREIN, AND NOTHING HEREIN SHALL CAUSE CAMPGROUND TO BE, OR BE DEEMED TO BE, A PUBLIC UTILITY

7. Defaults. The occurrence of any of the following shall constitute an event of default; (i) the vacation, abandonment or desertion of the Lot by Camper; (ii) a failure by Camper to make any payment of Rent, or any other payment due hereunder, where such failure continues for ten (10) days after the due date for such payment; or (iii) a failure by Camper to perform any other provisions of this Agreement, including compliance with the Rules and Regulations, where such failure continues for ten (10) days after written notice thereof by Campground to Camper.

If an event of default shall occur, Campground has the right to terminate this Agreement early and commence an action for seizure as well as pursue any and all legal remedies available to Campground, whether at law or in equity. Said remedies shall include, but are not limited to, removal of any RV, boat or other object located on the Lot or on the Campground's real property. Camper shall be responsible for all fees associated with removal and storage of Camper's property, and all of the expenses otherwise incurred by Campground under this section.

This RV Camping Agreement has been duly executed by the undersigned effective as of the date first set forth herein, having first read and understood the terms contained herein and the purpose, intent and effects hereof.

CAMPER:

Signature _____

Address _____

Date _____

PLEASE RETURN THIS COPY

CAMPGROUND:

WELCOME WOODS RV CAMPGROUND LLC

By _____