

**Cannon Falls Campground  
2022 Extended Stay 50 AMP Site Camper Agreement**

This Agreement, made and entered into by and between Cannon Falls Campground, hereinafter referred to as CFC, and

\_\_\_\_\_ Site \_\_\_\_\_  
Jointly and severally, herein referred to as Camper.

NOT A LEASE, This Agreement is an Agreement which is binding on both the CFC and the Extended Stay Camper. This agreement is not a lease of real estate. The Camper is not a tenant. This Agreement is, for legal purposes, an agreement to use the property of the Campground on the conditions which are stated in this Agreement.

**NOW THEREFORE**, the parties hereto freely and voluntarily enter into the following Agreement:

**Camper is defined** as up to two adults and their **unmarried, under 21-year-old, dependent children living in the home full time.**

**Unit is defined** as your personal RVIA approved recreational vehicle including a travel trailer, camper, fifth wheel or motorhome. All camping units 5 years or older must be pre-approved by CFC in writing prior to moving into an extended stay campsite. Any camping unit cannot remain or be renewed on a site if the camping unit is 15 years old unless approved by CFC in writing. The purpose of this clause is to ensure all units in CFC are well maintained and safe for campground visitors.

Campers shall not voluntarily, involuntarily or by operation of law, assign this agreement, in whole or part of said campsite or any personal property located thereon or permit any other persons to occupy the same. Any attempt to assign the same without prior written consent of the CFC shall cause this agreement to be deemed null, void and of no further effect immediately.

Acceptance of payment of seasonal fee, in whole or in part, from any other person by CFC shall not be deemed to be a waiver of any of the provisions of the agreement or to be consent to the assignment.

**Terms of Agreement – April 15, 2022 through October 15, 2022.** Extended Stay Agreement fee for the 2022 Season is **\$2,600.00 for 50 Amp electric sites.** Water will be turned on and off according to the discretion of the CFC and subject to weather conditions. Normally water will be turned on around April 15<sup>th</sup> and shut off around October 15<sup>th</sup>.

**If the Camper chooses to move out before the end of the Agreement – no refunds will be given for any reason.** Camper is liable for the balance owed on Agreement and must be paid in full before moving out. **Any sale or early removal of a camping unit will immediately void the Camper's Agreement with no refunds or pro-rations.** (This does not include the removal to obtain service on the camping unit, sale for purchase of new unit or vacation use.)

The Agreement can be terminated at the discretion of the CFC without a refund by CFC for the violation of rules, such as but not limited to non-payment, unruly or unlawful behavior, physical or verbal fighting or disorderly conduct. Disrespectful behavior to other campers or CFC will not be tolerated. If removed for violation results, you will receive a written notification and the camping unit must be removed from the park within 7 days of the notification. A \$50.00 per day fee will be charged until the unit is removed after the 7-day notification.

**Electricity:** There is a fee for the electricity you consume at your site. Each camping unit has its own electrical box. Plugging into any other electrical box is prohibited and considered theft. Meters will be read by CFC and billed monthly. Invoices will be due upon receipt and must be paid by the due date on the invoice. Past due invoices will be subject to a \$5.00 late fee per month. If a Camper's electric bill is delinquent and no arrangements are made, CFC may disconnect the electricity to the campsite. The Camper shall pay a reconnect charge of \$50.00. Campers may prepay electricity and will receive a monthly usage report. Use of generators will not be allowed unless there is a power outage.

**Sewer: Sanitation laws prohibit dumping of gray or black sewer tanks other than in the designated dump station or the sewer system. Flush only sewage and toilet paper.** To prevent sewer issues, the flushing of anything other than waste and RV or sewer designated toilet paper will be prohibited. Do not flush any form of paper towels, wipes, even those designated as flushable, sanitary products and/or diapers as they may cause expensive clogs in your camper's sewer pipes, as well as in the sewer. Wipes sold as flushable have been proven to not disintegrate in sewer systems and are the source of many camper sewer issues.

**Guests: The Camper is responsible for the conduct of their day and overnight guests and shall be personally liable for any personal injuries or property damage arising from the actions of such guests.** Any guest of the Camper must register in the CFC office **before** entering the campground, pay a visitor fee and get a visitor car pass that needs to be displayed in their vehicle at all times. Daily Visitor vehicles must be parked in a designated guest parking area if there is no room on your site for an additional vehicle. Please do not park in your neighbors site, unless you have received permission from them to do so. Daily Visitor hours are 9:00 am to 9:00 p.m.

**Golf Carts or Motorized Units:** Due to safety issues no golf carts will be allowed in the campground as per our insurance carrier. Medical use of motorized scooters may be used with proper documentation filed with CFC. No Hoverboards, motorized children's vehicles, motorized or electric children's scooters are allowed on the campground due to direct direction from our insurance carrier. No exceptions!

**Camper Responsibilities: Camper shall keep campsite and all personal property located thereon in a state of cleanliness to stay uniform with the rest of the campground.**

**General Obligations:** Campers will use the Campsite in a manner which is safe, orderly, lawful, sanitary, clean and respectful of the rights of other Campers, protective of CFC's property and respectful of other Campers and Guests and their respective Campsites.

In addition to the General Obligation, Camper must also comply with the following:

1. The Camper will pay all deposits, fees and charges when due
2. **The Camper will assure that all obligations of this Agreement are understood by all the Campers and Guests occupying the Campsite, including all children.** The adult Campers will monitor and supervise all minor Campers to assure the minor children abide by the requirements of this Agreement.
3. The Camper shall maintain complete insurance coverage on the unit located in the Campsite, as well as liability coverage. A Certificate of Insurance or Policy Declaration Page will be provided to CFC documenting appropriate insurance coverage. All camping units must be properly titled within the state of residence with current license tabs displayed.
4. The Camper and Guests shall abide by all directions of CFC staff, obey all signs and regulations of the CFC.
5. The Camper shall not enter closed areas, shop or wood storage area adjacent to Cannon Hall or others' Campsites without prior permission.
6. **The Camper will not have overnight Guests without registering them with the CFC Office.** CFC charges a daily fee for overnight guests. Guests may not occupy the camper without the Campers present unless approved by the CFC in writing.
7. By signing this Agreement, the Camper acknowledges that the Camper has been given a copy of the Campground Rules. Camper agrees that the CFC may revise Campground Rules at any time without notice. The Camper also agrees that the Camper had the opportunity to inspect the Campsite and accepts it in its current condition as suitable for the Camper's intended use without modification. The Camper agrees to abide by and follow all applicable state laws, CFC Rules and Regulations and Ordinances.
8. The Camper agrees not to install or place any storage units, porches, decks, awnings, patios, gravel, landscape rock or other modification (other than lawn furniture) on the Campsite without prior written permission of CFC. No digging of any type can be done on site without prior approval as underground wiring and water lines are present. No moving of fire pits without prior approval is allowed. Any government permits or fees; compliance with all requirements; and liability for any penalties, shall be the responsibility of the Camper.

Camper shall quietly and peacefully return said Campsite in as good a condition as the same was upon commencement of this Agreement, ordinary wear and tear excepted. Upon termination of the Agreement, if Camper shall fail to remove from said Campsite all the Camper's personal property, CFC shall have the right to remove the same from said Campsite. Camper grants CFC a lien upon said property for the actual and reasonable costs of removal and storage. The storage fee for personal property shall be \$10.00 (plus tax) per day or portion thereof. CFC may grant Camper additional time for removal upon request.

**Limitations on CFC Liability.** CFC desires to provide Campers with an enjoyable camping experience. However, camping and related activities occur in an outdoor recreational setting. There are aspects of any recreational experience that cannot entirely be controlled or made risk free. CFC is not liable for weather conditions, natural events, pandemics, damages caused by wrongful conduct or carelessness of others. By signing this Agreement, the Camper acknowledges by participating in recreational activities, the Camper accepts the risks which are inherent in the recreational activity. The Camper is advised to take precautions for their and their Guests own safety while engaged in recreational activities. The Camper and not the CFC is responsible for supervision and control of all Campers and Guests.

**Reimbursement of Campground Losses Caused by Camper.** In the event that any action or omission of the Camper or Guests cause the CFC to pay damages to any other person or party, to incur repair, cleaning, security or law enforcement expenses, the Camper shall reimburse the CFC for those damages, as well as attorney's fees and expenses incurred by the Campground.

Camper shall pay all costs, expenses and reasonable attorney's fees that may be incurred or paid by CFC in enforcing the terms of this Agreement, unless prohibited by law. CFC may make such reasonable rules governing CFC use of said campsite as CFC deems necessary. Camper agrees to observe and comply with all rules. Violations of the rules shall be deemed a breach of this Agreement. CFC may make changes in the rules. Camper acknowledges receipt of said rules as shown at the end of this Agreement.

**Winter Storage:** CFC may allow the unit to remain on the campsite during the period between the end of the season for which the Agreement was executed and the commencement of next season. CFC's agreement to permit winter storage on site, in the absence of an executed Agreement for the next year, does not obligate CFC to agree to permit the Camper to occupy the site in the ensuing season. The Camper must prepare the unit for winter storage. During winter storage, no one may occupy a unit or a campsite. Entrance to the CFC property must be pre-approved by CFC while closed. The Camper must continue to insure the unit.

**Removal of Unit:** At the termination of the agreement, the Camper will remove the unit and all other personal property of the Camper from the Campground, quietly and peacefully. The Camper is responsible for removing the unit with appropriate care for the campsite and other Campers, and to restore the campsite to its original condition.

If no arrangements are made with CFC and the unit remains on the site after notification of the termination of the agreement is made, CFC has the right to remove the unit from the site for a fee of \$250.00 without notice. A \$50.00 per day storage fee will be assessed for every day the unit remains on CFC property. All fees must be paid before the unit is released. If the unit is not picked up, the unit will be subject to the State of Minnesota abandoned property laws.

**No-Transfer of Assignment of Agreement:** This agreement is solely between the named Camper and the CFC. The Camper may not transfer this agreement to any other person or persons or assign the Camper's obligations to any other person. The sale or repossession of a unit shall result in termination and removal of the unit, unless the CFC agrees, in its sole discretion, to enter into a new agreement with the new owner.

**General Terms and Conditions:** The CFC shall not be deemed to have waived any requirements of this Agreement by failing to enforce terms of the Agreement. This Agreement, together with the rules adopted by the CFC are the entire Agreement between the CFC and the Camper. The Camper agrees that no representations are included in this Agreement. No oral modifications of this agreement are enforceable. All written modifications must contain signatures from CFC. All payments must be made by cash, check or money order.

**Intention to renew Extended Stay Agreement for 2023:** Camper must notify CFC by September 15, 2022 of their intent to return for the 2023 season. A signed contract and a non-refundable \$650.00 deposit (cash or check or money order only) must be received by CFC by October 1, 2022 to guarantee your site for 2023. **Credit card and/or debit cards will not be accepted for the deposit.**

**Signatures:** The persons signing below as the Campers agree to the conditions and provisions of this Agreement and agree to comply with them. We further agree that we will inform our minor children and Guests of the requirements of this Agreement and be responsible for their behavior and demeanor at the campground. The undersigned Campers understand that our admission to the campground may be terminated at any time in the sole discretion of the campground.

**Campers**

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

**Cannon Falls Campground**

\_\_\_\_\_ Date \_\_\_\_\_

**ALL PAYMENTS MUST BE BY CASH OR CHECK OR MONEY ORDER - NO CREDIT CARDS WILL BE ACCEPTED**

\_\_\_\_\_ \$650.00 deposit due on or before October 1, 2021  
\_\_\_\_\_ \$650.00 payment due on or before February 1, 2022  
\_\_\_\_\_ \$650.00 payment due on or before March 1, 2022  
\_\_\_\_\_ \$650.00 Payment due on or Before April 1, 2022

**\$1.00 per day late fee on any past due payment scheduled. Any check returned will be subject to an ISF fund charge of \$30.00**

# Cannon Falls Campground 2022 Extended Stay Rules & Regulations

Rules are in place for the safety of our Campers.

Please make sure your children and guests are informed of all rules and regulations.

1. **Car Passes** - All campers will be given car passes for their cars that allow them into the park. Any vehicle without a car pass may be questioned and may be towed away at camper's expense if the owner of the car cannot be found. Your Guests will be issued a Visitor car pass when they register in the office. Car passes expire at 9:00pm of the day listed on pass.
2. **Speed Limit and Stop Sign** - Speed limit is **5MPH throughout the entire campground**, even when exiting the campground for the safety of walking and biking campers. All vehicles must stop at the stop sign when entering the campground.
3. **Do Not Dig** - There are underground electrical lines and water lines. Please do not dig or place lawn stakes anywhere in your lot without checking with campground staff. Any damage to underground lines will result in charges to your account.
4. **Bushes, Flowers, Trees** - Planting, cutting, digging or damaging any bush or tree on the site or in campground is prohibited. Trees and shrubs are the property of the Cannon Falls Campground and may not be removed for any reason. Flowers may be planted at the campsite. If trimming of trees or bushes is required, please notify the campground. Please do not weed whip around the base of trees as this damages trees.
5. **Clotheslines/Ropes** - No ropes or clotheslines may be tied to trees or bushes. Doing so inhibits healthy growth of trees. Swimming towels may be hung outside on collapsible clothes lines but should be removed when dry.
6. **Storage Buildings/Decks/Steps** - A written request must be approved by CFC before storage units can be placed in campsite. This also includes installation of Decks and Steps. Forms will be in the office and on the website.
7. **Keys** - We recommend leaving an extra set of keys to your unit be left in the office for emergency use. Keys will not be given out without your permission. If you leave a set of keys with a neighbor, please let the office know who has your keys in case your unit must be entered in case of emergency.
8. **Mowing** - The Camper is responsible for the mowing and trimming of the campsite. If the site must be mowed by the campground, a \$25.00 mowing fee will be charged. If you wish the site to be maintained by the campground, please inquire at the campground office to make arrangements.
9. **Picnic Table and Fire Ring** - One picnic table and fire ring is provided per site. Fire rings may not be moved without prior permission from the campground. Only firewood may be burned in the fire ring. Please do not burn garbage.
10. **Firewood** - No outside firewood will be allowed in the campground due to County restrictions and infestations of insects that are deadly to our trees. In order to protect our trees we will be strictly enforcing this rule. All firewood must be stored in storage containers or shed, if left outdoors it must be at least 12 inches above ground to prevent rodents and snakes from moving into your campsite. No pallets or old construction lumber, or lumber with metal will be allowed to be burned.
11. **Garbage, Refuse and Recycling** - Please place garbage in provided dumpsters. Aluminum will be recycled and containers will be provided near dumpsters. Dumpsters are for refuse generated in the campground only. **Do not bring items from home to place in dumpsters.** If you have large items, please inform the office for instructions on how to dispose of them. Cardboard boxes should be broken down for recycling.
12. **Water** - Our campground water is provided by private wells which are regularly tested for water quality. We ask all Campers to be conservative with water usage, especially during weekends and peak campground capacity. Please do not wash campers or run sprinklers of any type during weekends and holidays. No washing of vehicles will be allowed. Please obtain approval from Campground before watering lawns. **Please turn off water at the spigot when you leave the campground for extended periods. Please no pools or water sprinkling toys or slip and slides without prior approval from CFC.**

13. **Sewer** – Gray water Valves may be left open to drain, but we recommend that black water valves be kept closed and drain as needed. **At no time should any type of personal wipes, sanitary products, diaper or diaper wipes be flushed in your camper, in the campground bathrooms or portable toilets. Personal wipes advertised as flushable are NOT FLUSHABLE.** Use of these items will not only clog camper sewers and may cause sewer problems for the entire campground. Signs will be posted in bathrooms, but you are responsible to inform your family members and guests as to this policy. We will have signs available in the office if you wish to post one in your bathroom.
14. **Pool Safety** – Camper specifically acknowledges the Campground does not maintain a lifeguard on duty at Pool. On behalf of the Camper and their children and any guests and any other persons associated with the Camper, the Camper assumes full responsibility for their safety while using the pool. All swimmers will have **responsible adult** supervision present at the pool at all times. Please limit your cell phone usage at the pool for the safety of those you are supervising. Untrained persons will be required to wear swim diapers while in the pool. **NO ALCOHOL** is allowed in the pool.
15. **Conducting Business** – Campers are not allowed to conduct business of any kind without written consent of Campground,
16. **Dogs** – Dogs must be kept on a physical leash at all times. Continually barking dogs will not be tolerated. Pets must not be left unattended. There is a limit of 2 large dogs or 3 small dogs per site. Dogs must not be allowed to dig. If grass is destroyed by pets. Camper will be charged to restore grass on site. Due to health reasons, dogs are not allowed in campground buildings. A fine of \$50.00 will be assessed for dog poop that is not picked up from your pet.
17. **Additional Freezers and Refrigerators and Cooler Storage** – Due to suffocation safety concerns for small children, **all freezers and refrigerators** must be either kept in a locked storage unit or be equipped with a working lock. Empty coolers must be stored out of reach of children, as they also pose a suffocation risk.
18. **Standing Water** – Please empty any containers where standing water may breed mosquitoes, including birdbaths.
19. **Please remember we want Cannon Falls Campground to be a place of fun and relaxation.** If at any point in your stay you are not happy here, please contact the office. We do not condone gossiping or bullying of any kind. Please use language that is family appropriate at all times. Cannon Falls Campground reserves the right to terminate agreements and/or reject renewals at any time for any reason.

**We have read and by our signature below acknowledge and agree to abide by the 2022 Extended Stay Agreement and Cannon Falls Campground Rules and Regulations.**

Camper \_\_\_\_\_ Date \_\_\_\_\_

Camper \_\_\_\_\_ Date \_\_\_\_\_

**Extended Stay Information Sheet - Site No. \_\_\_\_\_ Please complete and return as part of your extended stay agreement. All information is kept confidential and is only used for campground business**

Adult #1 Name \_\_\_\_\_ Adult #2 Name \_\_\_\_\_

Address \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_ City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number(s) \_\_\_\_\_ Phone Number(s) \_\_\_\_\_

Email address \_\_\_\_\_ Email address \_\_\_\_\_

**List of Minor Children of the Extended Campers on Agreement**

Name \_\_\_\_\_ Age \_\_\_\_\_ Name \_\_\_\_\_ Age \_\_\_\_\_

Name \_\_\_\_\_ Age \_\_\_\_\_ Name \_\_\_\_\_ Age \_\_\_\_\_

**Camping Unit Information -**

Type&Size \_\_\_\_\_ Manufacturer \_\_\_\_\_ YR \_\_\_\_\_ Plate No \_\_\_\_\_

Insurance Policy No \_\_\_\_\_ Dates \_\_\_\_\_ Insurance Co/Agent \_\_\_\_\_

**Emergency Contact(s) Information - Please include at least 2:**

Name \_\_\_\_\_ Phone \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_ Relationship \_\_\_\_\_

**If you have any specific health issues you wish to make our staff aware of please let us know (allergies to bee stings etc...)**

\_\_\_\_\_

Vehicle Information – Vehicle #1 Color \_\_\_\_\_

Vehicle Information – Vehicle #2 Color \_\_\_\_\_

Type (Car, Pick-up, SUV) \_\_\_\_\_ Make \_\_\_\_\_

Type (Car, Pick-up, SUV) \_\_\_\_\_ Make \_\_\_\_\_

License Plate Number \_\_\_\_\_

License Plate Number \_\_\_\_\_