



2024 RENTAL AGREEMENT

This lease agreement is entered into between _____
for hookup space # _____ .

The rate for the 2024 season is \$3250.00

- A nonrefundable deposit of \$750 must be received no later than **April 1, 2023**. If not received by this date the site will become available.
- The remaining balance of \$2,500 must be paid in full by **April 15, 2023**.
- **The total amount may be paid by APRIL 1st.**
- Make your check payable to FIVE LAKES RV PARK LLC

FIVE LAKES RV PARK LLC Agrees to provide:

- Water hookups to site;
- Sewer hookups to site;
- Wireless Wi-Fi (based on cable service to the park);
- Electric hookups to site (***electric meters will be read on the first day of each month.*** The rates will vary each month based on the park billed usage rate. **Electric bills will be distributed by the 15th of each month and due by end of that month.** A late fee of \$10.00 will be charged if not paid by that date).

RENTER AGREES TO:

- Renters must abide by all FIVE LAKES RV PARK LLC rules provided in attached Exhibit #A. This attachment must be read and signed by each renter. The renter is responsible for the action(s) of any and all guest(s) in following these rules.
- Guests of renters are not allowed to stay overnight unless at least one of the renters listed on this agreement for the specific site is present; Only one motor vehicle is allowed per site without prior approval from manager;
- That FIVE LAKES RV PARK LLC owner and manager assumes no responsibility for any damage or theft to your units while on FIVE LAKES RV PARK LLC property.

Client Name _____

Date _____

Client Signature





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All reasonable means will be taken to make your stay at FIVE LAKES RV PARK LLC a safe and pleasant one. The following rules and regulations have been made by management to insure fairness to all residents. They are designed to protect the rights and property of all parties.

- Upon arrival contact the manager or call at (602) 647 2103 prior to parking your RV. Any unit not properly parked will be your responsibility to make the necessary corrections.
- Only factory made, fully self-contained units are allowed in the park. Management reserves the right to approve or reject the type, size, age, or appearance of any motor home, trailer or special requests. Returning residents with new rigs will be subject to space limitations of the assigned site.
- There will no refunds on space rentals or deposits.
- The rental rate is based on a maximum of two (2) people per site. Any additional person will be regarded as a guest. Renters are responsible for the action(s) of any guest(s) on FIVE LAKES RV PARK LLC property. Guest(s) are not allowed to sleep in locations or RVs other than in the RV assigned to the site.
- Vehicle repairing, overhauling or servicing is not allowed within the park property without prior management approval. Environmental laws strictly prohibit the dumping of oil on the FIVE LAKES RV PARK LLC property.
- The park is responsible for the repair, maintenance and upkeep of electricity, water and sewer to each site. It is the responsibility of the renter to repair and maintain those services from the site to and throughout their RV. All renter repairs must be done immediately, or those services can be disconnected.
- Residents shall maintain their space in a clean and orderly manner including the care and/or removal of plants, leaves and weeds.





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- When removing your unit at the end of the season your space must be clean. Any items left the winter must be neatly stacked and covered. Forest Lakes RV Resort will assume no liability or responsibility for any items you leave on FIVE LAKES RV PARK LLC property. A fee up to \$50.00 will be charged for sites not cleaned.
- Any additions or improvements to your site must have approval from the manager prior to those additions or improvements being made. This includes ground covers or paving blocks. No trees or other vegetation may be trimmed or removed without prior approval from manager.
- You are permitted to park one (1) personal transportation vehicle at your site. Based on the size and location of your site additional items such as ATV's or small boats may be parked on your site with management prior approval. No vehicles may be parked on existing areas covered with paving stones. Rental storage areas are available for additional vehicles, boats or trailers. Any guests are subject to the same parking regulations.
- No rental transfers, rentals or subleasing of RV units or spaces are allowed.
- Signs other than the tenant's name and space number are prohibited from placement on the RVs, spaces or FIVE LAKES RV PARK LLC property. If you wish to sell your RV, you are allowed one (1) "For Sale" or "Open House" sign. The sign should be no larger than 12" by 18". Any sign must have prior approval by the manager.
- Gas grills and fire rings are allowed on individual sites. Charcoal grills are allowed based on local weather and fire conditions. No campfires or wood burning stoves and/or rings are allowed at individual sites.
- Fireworks are not allowed on FIVE LAKES RV PARK LLC property at any time.
- The use of any weapon, including but not limited to shotguns, handguns, rifles, BB guns, air guns, pellet guns, sling shots, crossbows or bows and arrows is not allowed on FIVE LAKES RV PARK LLC property.





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- “Quiet Time” is from 10:00 PM until 8:00 AM. Loud parties, generators, barking dogs, construction noise, excessive volume of radios, stereos, TV’s, idling vehicles or excessively loud vehicles are not allowed during quite hours.
- Pets must be listed on the signed Rules and Regulations form. Each site is limited to two (2) pets. Pets must be on a lease or carried when outside the RV. Pets may not be left unattended on the site. Pets that bark while inside the rig may be restricted from the property. Owners are responsible for their pet(s) at all times including but not limited to, immediate disposal of droppings and insuring that the pet(s) do not disturb other residents. No guest pets are allowed without prior approval from the manager. Any animal displaying any aggressive behavior will not be allowed on FIVE LAKES RV PARK LLC property.
- Antennas three (3) feet or less in diameter which are designed for over the air receptions of signals from satellite, wireless cable or television broadcasting facilities may be installed on your site. Under no circumstances are any items to be placed outside of the resort property on Forest Service land.
- Please use water sparingly due to sewer/septic capacities. Septic systems require a delicate balance of organisms to work properly. Detergents, soaps, shampoos, cleansers and bleach all have an adverse effect on septic systems to the point of causing them to fail. Try to use all biodegradable products while at FIVE LAKES RV PARK LLC . Do not use washers {dish or clothes) in your RV. Do not pour grease down the drain. Let it cool and place it in a sealed container in the trash. Do not flush “Kleenex”, paper towels, or feminine products down your toilets.
- The maximum speed while on FIVE LAKES RV PARK LLC property is 5 miles per hour.
- It is always the responsibility of each renter to provide their own insurance covering their RV for both loss and liability while on FIVE LAKES RV PARK LLC property. Proof of insurance coverage must be provided prior to parking your unit.





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- All units on FIVE LAKES RV PARK LLC property must have a current license plate displayed on the rear of that unit. No units with temporary movement tags will be allowed in the park. If this is an issue with your unit, you need to make the manager aware before moving into the park.
- FIVE LAKES RV PARK LLC reserves the right to terminate or refuse renewal of the rental agreement in the event there have been rules and regulations infractions. This includes conduct by renters or their guest(s) that interferes with other renters quiet, safety or enjoyment of the park. Resort owners and manager are not responsible to renters, their guests, employees or agents for loss, damage or injury of any kind by use of the resort or by fire, flood, vandalism or other causalities, except those incidents resulting from the gross negligence or intentional acts of the Resort, Resort Management, or Resort Owners. Renters hereby agree to indemnify and waive all claims and demands against the Resort, Resort Management, or Resort Owners, and will hold them harmless for liability for all claims unless so arising from the negligence and willful acts of the Resort, Resort Management, or Resort Owners. Renters further agrees to obtain at their own costs, the extended insurance coverage for homeowner, fire and other liabilities to protect renter, their guest(s), and all others from loss or liability. Resort RV spaces remain under the control of Management at all times.
- Resort Management reserves the right to change and/or modify these rules and regulations “as needed” and/or “when needed”.
- For any additional information not on Rules and Regulations, please contact: (602) 647 2103 info@fivelakesrvparkllc.com

This form must be completed and returned with a signed copy of the Full Hookup Rental Agreement and your deposit and/or full rental costs by the due date. A copy of each is included for your records. Only leases that are signed and completely fill out will be accepted.





Print Name of Renter A _____

Print Name of Renter B _____

All others will be considered as guests.

Mailing Address

City

ZIP

E-mail(A) _____

E-mail(B) _____

Phone Number(A) _____

Phone Number(B) _____

Print Name of Renter C _____

Print Name of Renter D _____

All others will be considered as guests.

Mailing Address

City

ZIP

E-mail(C) _____

E-mail(D) _____

Phone Number(C) _____

Phone Number(D) _____





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Emergency Contact Name _____
Emergency Contact Phone Number _____

RV Make _____
RV Type _____
RV Year _____
RV Length _____
RV License Plate # _____
RV License Plate State _____
Name of Insurance Provider: _____
and Type RV Year RV Length _____

The following signatures indicate that each renter has read and understands the FIVE LAKES RV PARK LLC Rules and Regulations.

Signature Renter (A) _____

Signature Renter (B) _____

Signature Renter (C) _____

Signature Renter (D) _____

Date _____

