

Laurel Lock Property Management LLC
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Groton, CT 06340
Phone (860) 213-1158

Laurel Lock Family Campground
15 Cottage Road
Oakdale, CT 06370
Phone and Fax (860) 859-1424

2011 SEASONAL CAMPSITE AGREEMENT

PLEASE READ, SIGN AND RETURN YOUR AGREEMENT WITH YOUR FEBRUARY 1ST PAYMENT

Management has the full authority to enforce the rules and policies herein and shall be allowed to make additional changes and interpretations not clearly delineated by the rules and policies. Management reserves the right to evict without prior notice any camper or guest who in our judgment creates a disturbance or nuisance or deliberately breaks any of the rules. No refunds will be made in such case. Camper is required to carry liability and comprehensive insurance to protect against fire, windstorm, water damage, damage from windblown objects or falling trees or limbs, hail, vandalism and theft.

Laurel Lock Property Management, LLC, its members and employees (herein referred to as LLPM) and Ann and William Breda Trust, (herein referred to as owner) are not responsible for loss of any kind, and it is mutually understood that camper hereby releases LLPM and owner from any and all liability for the care and/or safety of trailer or any possessions owned by the camper or their guests while on Laurel Lock Family Campground property at any time during the year. It is also understood that LLPM and owner are not responsible for damage to camper's trailer due to movement of trailer or any other vehicle or trailer by LLPM when such movement was requested by camper. Camper also understands that there is no security protection system in effect at Laurel Lock Family Campground at any time during the year and that camper assumes all responsibility and liability for their trailer and/or possessions while they are used and/or stored at Laurel Lock Family Campground. In event LLPM becomes aware that an RV is damaged when the owner is not at camp (in season or off season) LLPM will attempt to contact the owner by calling a designated emergency number listed on your registration form. In event we are unable to contact you to obtain direction, LLPM will take action to minimize damage and you will be responsible for paying all costs associated with the work performed. Laurel Lock Family Campground is a natural environment with inherent risks of bodily injury. LLPM and owner assume no responsibility for bodily injury sustained while on the campground property or while participating in recreational activities sponsored by the campground staff.

Motor Vehicles **Speed limit is 10 m.p.h. for all motor vehicles, golf carts and bicycles.** All campers must use the hangtag provided and stop at the store/office upon entering camp. Two hang tags per site are allotted. An extra tag or replacements for lost tags can be purchased for \$5 each. Jet skis, mopeds, mini bikes and ATVs are not allowed. Vehicle access to waterfront is restricted to loading and unloading. Washing of vehicles is strictly prohibited. Washing of RVs will be allowed prior to Memorial Day weekend and after Labor Day weekend only.

Mechanical repairs and maintenance performed at campsites to automobiles, golf carts, boats and motor homes is strictly prohibited.

Parking Autos and golf carts must be parked in your site or designated areas only. Auto parking is not permitted at the gazebo, floating docks or the adult swimming area.

Golf Carts Motor vehicle rules apply to golf carts at the campground. Operators must have a valid driver's license. Golf carts must be registered in the camp office. Campers must present proof of \$100,000 of liability insurance and pay a \$50 registration fee each season. Campers' site numbers must be prominently displayed on their cart in 3" or larger numbers. The number of passengers must not exceed seating capacity. Violators will lose the privilege of having a cart at Laurel Lock. Cart owners are responsible for the actions of those operating their cart. Two-cycle motorized carts and carts with modified exhaust systems are not allowed. Carts must have lights to be operated in the evening and free of offensive exhaust emissions.

Utility Trailer Storage Any trailer stored on camp property is subject to a storage fee. The seasonal fee for small utility trailers is \$100. LLPM is not responsible for any theft, vandalism or damage to trailers while stored on property.

Quiet Time Quiet must be observed from 10 p.m. to 8 a.m. on weekdays and from 11 p.m. to 8 a.m. on weekends (Friday and Saturday and holidays). Children and teenagers need to be in their campsites by quiet time.

Guests All guests must pay guest fees upon entering the campground and sign the registry at the office. **Campers wishing to pay for guests must prepay guest fees.** Daily guest fees are \$5 for ages 2 to adult. An additional \$5 is assessed for guests staying over night. Season passes can be purchased at the office for \$150 per person. A \$50 two-week pass can be purchased for guests staying with campers for up to 2 weeks. Daytime guests must leave the camp by quiet time. Campers are responsible for the actions of their guests and must make them aware of all rules and policies. **Guests are not permitted on the campground property without their host present. Any campers whose guests don't pay guest fees are subject to immediate expulsion without refund and without further warning or notice.**

Campsite Occupancy Campsites are to be occupied by a single family consisting of a maximum of 2 parents and their 4 children under 18 years of age living at home and formally registered as campsite occupants. All additional persons shall pay guest fees. Only one RV per site is permitted.

Campsite Condition Campsites are required to be kept neat and orderly. Storage of unused personal items is prohibited including building materials.

Children Parents are responsible for the behavior and safety of their children in the water and throughout the campground. Children under the age of 12 must be accompanied by an adult while at the beach. Children under 6 must be accompanied to the bathroom by an adult. Bikes are not to be ridden after sunset and children are required to comply with the Connecticut helmet law.

Waterfront There is no lifeguard on duty. Swim at your own risk and only within the swimming area boundaries. Campground docks are only to be used for boating with access limited to boat owners and their invited guests. Swimming and fishing off all docks is prohibited. Glass bottles are not permitted on the beaches or waterfront areas. Swimming is not allowed after dark.

Docks and Boats All boat owners and dock occupants are required to agree to and execute a separate boat and dock contract. Swimming and fishing off all docks is prohibited. Glass bottles are not permitted on docks. Only dock slip renters and their invited guests are allowed to access docks.

Fires Keep fires under control. Extinguish fires before leaving unattended. Fires must be in open areas away from low hanging tree branches.

Firewood Due to insect infestation issues, **firewood can not be brought into the campground from the outside the towns of Montville, Salem or Bozrah.** Additionally, all pallets regardless of where they originated are prohibited from being brought into the campground.

Fireworks Fireworks are strictly prohibited on the campground property.

Campground Property Do not deface any campground property or cut or drive nails into trees or utility poles. Do not dig in the soil or cut any vegetation without first checking with the office.

Pets Going forward campsites are limited to 2 dogs per site. Pets must be picked up after. A pooper scooper and trashcan are available at the dog walk. All pet waste must be placed in plastic bags and tied off before being deposited into the campgrounds' trash receptacles. A copy of a valid rabies vaccination certificate must be on file in the office for all pets brought into the campground. **Pets must be kept quiet and confined while at your site.** Dogs must be on a 6-foot leash when walked in the camping area. Attended and trained dogs are allowed to be unleashed at the baseball field for exercise when field is not in use. **Dogs are not allowed on or around the beaches** but can swim at the boat launch.

Dumpsters/Recycling There are 6-yard dumpsters and a recycling center in the parking area beside the Rec Hall. Furniture, grills, gas and propane tanks, building materials, appliances, hazardous waste and batteries are **not** accepted at the campground dumpsters. Bottles and cans with a deposit value may be placed in the green trash cans next to the recycling dumpster. Please recycle other glass bottles, cans, recyclable plastics, newspapers and folded cardboard and place in the recycling dumpster.

Plumbing and Septic Systems All RV’s are required to be equipped with black and gray water tanks and toilets must be standard RV models. Drain valves from black water tanks **must remain closed between drainings** and should be three quarters full before being drained and lines must be flushed with contents of gray water tank. **Do not dispose of sanitary items in any toilet, including camp bathrooms.** Campers who do not follow proper procedures are responsible for clearing plugged drain lines and septic tanks. **Use of waste water chemicals that are free of formaldehyde are required. Only camper toilet tissue or septic system tissue paper are to be used.**

RV Moving Services LLPM will move a trailer into place for new seasonal campers at no charge. A charge of \$100 per hour for operation of the tractor (with a one hour minimum) will be assessed for campers who request additional trailer moving services or site alteration services, plus an hourly charge of \$40 per hour for additional manpower required.

Site Clean Up Campers are required to rake leaves from their site to the roadside and to place sticks in a separate pile for pick up by camp staff. Campers who do not wish to rake their sites can sign up for leaf raking at the rate of \$35 per hour. New seasonal campsites will be raked and cleaned before occupancy at no charge. Upon vacating your site, **all personal items and debris must be removed and the site left in its original condition.** Sites must be well maintained throughout your term of occupancy. Personal items must be stored in sheds or out of sight under trailers. **Items are not to be stored behind sheds, trailers or under tarps.**

Fertilizers Use of lawn fertilizers is strictly prohibited. Requests for organic fertilizers will be considered on a case-by-case basis.

Electric Service Electric service is included in your seasonal site up to 550 kwh. Additional at-cost charges will be assessed and billed monthly for electric service in excess of 550 kwh. Electric bills must be paid in 30 days. \$25 late fees will apply. **All RVs must be plugged directly into campground service boxes.** Any existing electrical cords/outlets installed by campers need to be disconnected until they are inspected by a licensed electrician. Any camper wishing to have electrical work done at their campsite must first check with the office and secondly hire a licensed electrician to do the work.

Propane Tanks Use of propane tanks larger than 40 lbs. must be approved by LLPM. The only propane tanks allowed at the campground in excess of 40 lbs. are 50 gallon tanks installed by Osterman Propane which must be pre-approved by LLPM management. LLPM can not refill any tank larger than 40 lbs. or any tank that is not OPD compliant and in good condition.

Trailer Size and Registration The guidelines for trailer size at campgrounds in Montville are 36 feet in length from end to end and 400 square feet of living space as described by the trailer manufacturer. Trailers 10 years old or more may not be sold to another camper for use at Laurel Lock. Trailers must be removed from the campground when campers no longer intend to rent a campsite. **To avoid double taxation, campers who have registered trailers are required to submit a copy of the registration certificate to the Assessors Office at Montville Town Hall, 310 Norwich New London Turnpike, Uncasville, CT 06382 by September 30.**

Site Transfer The sale of a trailer on site does not transfer the occupancy of that site unless prior approval of the new campers and the RV is received from LLPM. All on-site sales are subject to a \$200 transfer fee payable to LLPM.

Construction of Storage Sheds and Decks Any construction must be pre-approved through the office prior to beginning work including installation of ground cover. Noise from construction is not allowed weekends beginning Memorial Day weekend. Decks must be built in no larger than 4’ by 8’ sections and screwed or bolted together utilizing hurricane straps. Decks cannot exceed 400 square feet and must be at least one step down from the RV. (A security deposit will be required for any exception to be considered.) Each campsite is allowed to have one shed with a total floor area of not more than 100 square feet. Shed locations must be pre-approved by the office. Construction must proceed continuously and completed promptly. **Old decks and excess building materials must be removed from site immediately upon completion of construction.**

Severe Storms During hurricanes, tornados or severe storms, campers are required to leave their RVs and wait out the storm in the adult rec hall or seek shelter off premises.

Payments A \$300 non-refundable deposit for the 2012 season is due by July 1, 2011. Any site without a deposit by August 1, will be made available to a new camper in 2012. Additional payments to the Laurel Lock office are due February 1, April 1 and June 1. **Any payment not received within 30 days of the due date will result in a monthly \$25 late fee. Payments not received within 60 days of due date will result in removal of lessees RV and personal processions from their site (at their cost) and termination of their contract.** Payments will not be accepted if all required paperwork is not on file in office. There is a \$50 fee for all returned checks. Any outstanding balance must be paid in full before removal of RV’s from the campground property. RVs stored beyond 7 days are subject to storage fees.

Refunds Payments for campsite rentals are non refundable and non transferable.

Winter Storage On-site winter storage of trailers is available at a charge of \$250 for the winter season. LLPM assumes no responsibility for loss or damage, including falling tree limbs and vandalism. Payment is due October 1st.

Security Deposit For each new seasonal site rental, a one-time security deposit of \$200 is required upon execution of the agreement. Provided all obligations of the agreement are met, the deposit will be returned (with interest) upon departing as a seasonal camper.

Deliveries Campers must be present during deliveries to direct drivers to their site. Any vehicle in excess of 12 feet high or one-ton capacity must be pre-approved by the office prior to entering the campground. Campers are responsible for damages caused by vendors they invite onto the campground property.

I/we have read, understand and agree to comply with all conditions of this agreement.

_____	_____	_____	_____
Camper Signature	Printed Name	Date	Site #
_____	_____	_____	_____
Camper Signature	Printed Name	Date	Site #