

# Big Foot Resort 2023 Season Terms

**Rent includes** lot rent, utilities (except electric), garbage, unlimited use of the boat launch, fire rings, use of certain Resort equipment games and facilities, and sewer for the season for up to four people per site (two adults and two children under the age of 18).

**Policies:** Season is from May 1 through September 30, 2023

Any breach of these policies, or conduct deemed inappropriate by management by you, or your guest(s) may cause immediate termination of your stay at Big Foot. This is a single season agreement. Future seasons are not guaranteed. There are no refunds for early cancellation. You are not entitled to sell any property on Big Foot's property. You are "leasing" your site only for the 2023 season. This agreement is between you and Big Foot Resort & Campground Inc. Signed terms and first payment reserve your space. These lease terms are available on request at any time. Should you fail to remove your equipment upon termination, Big Foot Resort will remove or have it removed at your expense.

**----- Posted speeds must be followed**, or driving privileges may be revoked.

## Boat/Trailer parking

\*Please Park boats/trailers/extra vehicles to the far Northwest corner of the property. If you are not sure please ask. No trailers should be parked in or around the campground area. Keep trailers in orderly manor around the grassy area.

\*Boats/jet ski's may not be stored at your site

## Docks/Boats/Jet skis

\*The cabin dock is not for seasonal campers. Space is limited and is intended for overnight campers, and cabin guests.

\*Please follow state regulations regarding Jet Ski usage.

## Garbage

\*Please deposit all waste in the dumpster except:

\*Do not put TV's or any other appliance, furniture, vacuums, patio tables, BBQ Grill, etc in or near the dumpster. We are required to pay per appliance, probably the same as you are required to pay at home.

\*If you have a patio table, carpet, broken awning tube, chair, or anything else that does not belong in the dumpster you are responsible for taking it to an approved facility. Big Foot Resort has cameras. If we see a dumpster violation, we will add \$150 to your bill as the trash company does to us.

\*Please break down large cardboard as flat and small as possible and place in the dumpster.

## Guests

\* All visitors must register, a requirement of the state of Minnesota, so please remind your visitors. You are responsible for ensuring your guests comply with all rules.

## Mowing/Trimming

\*The grass and weed trimming on your site are your responsibility. We have the mowers and trimmers available in the shop for you to use.

## Pets

\*All pets must be on a leash always when outdoors.

\*Pets may not be left unattended anywhere on the resort, including inside campers or vehicles.

\*Please pick up after your pet (anywhere on the resort grounds).

\*Occasional pet noise is normal but if a pet is constantly making noise the pet must either be quieted or removed from the resort.

## Quiet time

Initials \_\_\_\_\_

\*Quiet time starts at 11:00pm and continues until 8:00am. To be outside your camper past 11:00 is fine, but conversations must not be loud, and music must be turned off. Please notify us if others are loud during quiet time. All persons under the age of 18 must remain at their site from 10:30pm to 6:30am unless accompanied by an adult (21 or older).

**❑Site/Camper maintenance**

\*Campers may not be older than 15 years from the current season.

\* Sheds/decks are not authorized for this rental. Absolutely no construction is allowed on your site.

\* If you intend to cover your camper tires to protect them please purchase tire covers!

**❑Miscellaneous**

\*No washers or dryers.

\* Please do not use water to wash RVs. The RV sites are fed with treated water

\*Golf carts are only for the use of those 16 years or older

\*Big Foot Resort or its owners are not responsible for damages to your camper from any fallen trees, branches or any other causes while at Big Foot Resort. You are required to carry your own insurance.

\*Please do not dispose of grease in your drains. This will clog your camper & our pipes. Grease should be put into containers, and then into the dumpster.

\*All costs regarding any legal action involving Big Foot Resort, or its owners is your responsibility, including but not limited to attorney fees & court costs.

\*Big Foot Resort, it's owners, employees, and heirs are not responsible for any personal injuries sustained on the premises.

\*Do not take Shortcuts through other sites (this includes adults and children). Use the roads only.

\*No gas-powered scooters, mini-bikes, dirt bikes, 4-wheelers, etc. are to be used on the premises by lessee. Only electric powered golf cart is authorized for use.

\*No fireworks are allowed at Big Foot that are not legal in the state of Minnesota. Legal fireworks are only allowed on the 4<sup>th</sup> of July (not the 3<sup>rd</sup>, or 5<sup>th</sup>, etc.), but also only with permission. No fireworks are ever allowed at or near any RV sites or cabins.

Your 2023 site rent is \$3600. The first half is due with this agreement to secure your lease for the 2023 season and the outstanding balance by April 15<sup>th</sup>, 2023 \$150 late fee through May 15<sup>th</sup>. After June 1<sup>st</sup> your lease will be canceled with no refund of your first half.

There is no boat docking included with your RV space.

I have read and agree to all terms on this lease: Site # \_\_\_\_\_ Date \_\_\_\_\_

Signed \_\_\_\_\_

Printed \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Initials \_\_\_\_\_