



Seasonal Agreement/2026 Edition

This Agreement, made and entered into by and between Walnut Ridge Campground, hereinafter referred to as “Campground” and _____ jointly and severally, hereinafter referred to as “Seasonal(s)”.

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

1. DEFINITION.

Seasonal(s) is defined as up to two adults who are married/partners or live in the same household, along with their dependent child(ren) aged 17 and younger (by definition of the IRS or qualifying dependent child(ren) or full-time student under 23) who also live in the same household. Only the individuals listed in this Agreement are permitted to occupy the site as Seasonal(s). All others must register as guests. _____ (initial).

2. NOT A LEASE.

This Agreement is a license which is binding for/to Campground and Seasonal(s). This Agreement is not a lease of real estate. Seasonal(s) is not a tenant and may not claim the Campground as a residence or permanent/voting address. This Agreement is, for legal purposes, a license to use the property of Walnut Ridge Campground (“Campground”), designated as site _____, on the conditions which are stated in this Agreement. Seasonal(s) acknowledges that this license does not confer tenancy rights and may be revoked at any time by Campground management. Seasonal(s) may not have a mailbox or receive mail at the Campground. Campground has the right to access the site for inspection or maintenance at any time during the duration of Agreement. _____ (initial).

3. TERM OF AGREEMENT.

Agreement Term for Billing and Renewal: April 1, 2026 – March 31, 2027

Camping Season: April 17th, 2026 – October 25th, 2026. Storage Season: October 26th, 2026 – March 31, 2027 (Depending on unforeseen/uncontrollable variables such as weather, pandemics, or state orders).

If a Seasonal(s) choose to leave before the end of Agreement term, no refunds are issued. Seasonal(s) is liable for all balances owed. Balance(s) must be paid in full before departure. Any sale or early removal of camping unit will immediately dissolve Seasonal(s) Agreement with no refunds or pro-rations. Agreement may be terminated at the discretion of Campground for violations of rules, such as but not limited to non-payment, unruly behavior, physical or verbal fighting, and disorderly conduct. Seasonal(s) unit must be removed within 7 days of termination notice.

Seasonal(s) should not, voluntarily, involuntarily or by operation of the law, assign the whole or any part of said campsite or any personal property located thereon or permit any other person(s) to occupy the same. Any attempt to assign or the same without prior written consent of Campground shall cause this Agreement to be deemed null, void and of no further effect immediately.

Acceptance of payment of Seasonal(s) fee, in whole or in part, from any other person by Campground shall not be deemed to be a waiver of any of the provisions of this Agreement or to be consent to the assignment.

Campground is SEASONAL ONLY. No year-round camping is permitted. NO EXCEPTIONS! _____ (initial).

4. CAMPING UNITS.

All camping units older than 10 model years are restricted for Seasonal use. No on-site sales or transfers of units more than 10 model years are permitted (if sold to second party, camping unit must be removed from the Campground). Camping units currently in the

Campground before 2023 Season are grandfathered under current ownership or until camping unit has been sold. _____ (initial).

5. GUESTS.

Seasonal(s) is responsible for the conduct of their daily and/or overnight guests and shall be liable for any personal injuries or property damage arising from the actions of such guests. Guests must register and pay a \$5 day-use fee for pool, playground and/or property access. Seasonal(s) must accompany guest while on property. No short-term rentals (Airbnb, etc.) are allowed. Only the persons named in this Agreement or permitted guests may lodge in the camping unit. Seasonal(s) may not list the camping unit or campsite on a sharing site. Guests' vehicles must be parked in designated guest/overflow parking areas. Campground reserves the right to accept or reject anyone on the property. If Seasonal(s) guests are found to be unruly, violators of Campground guidelines and/or show disregard of proper Campground etiquette/respect toward other Seasonal(s) and/or guest, will be asked to leave Campground immediately and may result in immediate termination of Seasonal(s) Agreement. _____ (initial).

6. SWIMMING POOL/PLAYGROUND.

Seasonal(s) will be provided with an access code (at signing of Agreement) to enter the secured pool area. All registered guests of Seasonal(s) will be required to register with the Campground office and pay the \$5 day-use fee for pool, playground and/or property access during their visit. NO LIFEGUARD ON DUTY. Swim at your own risk. All children under the age of 14 (Seasonal(s) or guest) must be accompanied by an adult in the pool area. For safety and security reasons and deemed by Indiana licensing; night swimming is NOT permitted. No smoking, glass containers, food, alcohol, pets, running and/or jumping in pool area. Children under the age of 10 years old require supervision at the playgrounds. Seasonal(s) acknowledges pool and playground use is at their own risk and waives any claim of liability. _____ (initial).

7. SITE APPEARANCE/ RESTRICTIONS.

Seasonal(s) will be responsible for the maintaining and upkeep of site _____ per Seasonal Agreement. Regular mowing, trimming and weeding are required. All decks are required to be maintained. Deck stain/paint color must be pre-approved by Campground. No enclosures, roofs, tarps or carports permitted. No permanent buildings are permitted on site. No outdoor carpets or pallet decking. Campground must be informed and pre-approval given before any changes or improvements are made to Seasonal(s) site and become Walnut Ridge Campground property upon termination. This includes but is not limited to gazebos, decks, landscaping, etc. Plastic tubs/garbage bins should NOT be visible on site; they must be stored in a shed (resin/vinyl and under 8'x10' or smaller depending on size of site), on your deck or in storage compartments within your camper. Nothing should be stored under campers at any time such as lawn mowers, bikes or plastic bins. Wood piles should be stacked orderly; No piles of scrap lumber are allowed on site. Gazebos, platforms and other non-permanent free-standing structures must be pre-approved by Campground. NO screws, nails, hooks, etc., are permitted on/in trees. If deemed, neglect/disregard to this Campground policy should be cause for damage to any tree(s) and removal of a tree(s) on the site is necessary, Seasonal(s) will be subject to fine(s) (per State of Indiana Forestry Protection Guidelines) and charged for the removal of tree(s) by Campground. Clotheslines are not permitted on site (if needed, please use drying rack). Only two vehicles per site. Additional vehicles must park in visitors/overflow parking areas. Vehicles parked on vacant Seasonal(s) or overnight sites are restricted and may be towed at owner's expense. Utility trailers/boat trailers etc., are not permitted to be stored on Seasonal(s) site. Utility trailer or boat & trailer must be parked in visitors/overflow parking and returned to your residents when you leave. (Campground designated visitor parking areas are for guests and Seasonal(s) overflow). NO for-sale signs or political signs permitted on site. Cutting down any trees, seedlings, plants or shrubs is NOT permitted; violators will be subject to fine(s) (per State of Indiana Forestry Protection Guidelines) and Seasonal Agreement terminated immediately. Seasonal(s) site boundaries are determined by Campground. No fencing or dividing between sites is permitted. _____ (initial).

8. ELECTRICITY.

Camping units are permitted only to use the electric (30amp/50amp) outlet assigned on Seasonal(s) site. Electric meters will be individually read and prepared on the 1st Monday of every month. Dates are subject to change due to holiday weekends. Please check with the office to stay up to date on electrical bills. Past due bills will accrue a \$15.00 per month late fee. If Seasonal(s) electricity bill is delinquent, in addition to other remedies, Campground may disconnect the electricity to the site. Seasonal(s) should pay a reconnect charge to Campground of \$35.00. If Seasonal(s) is going to be gone for an extended period, it is Seasonal(s) responsibility to notify the Campground and make payment arrangements to avoid late fees and termination of electric service. _____ (initial).

9. PETS.

We are a pet friendly Campground. All pets must be recorded with Campground office. Seasonal(s) must maintain proof of current vaccination of pet upon request in addition to a copy of vaccine records on file in the Campground office. Seasonal(s) is responsible for cleaning up and disposing of pet waste. Pets should NOT be left unattended at site(s) or tied to trees. Excessive barking or aggressive behavior will result in immediate removal of pet(s). Temporary pet fencing, first, must be pre-approved by Campground and NOT exceed a 10'x10' area on Seasonal(s) site (if Seasonal(s) site accommodates as such). Pets must always be on a leash that is no longer than 6 ft. No pets are allowed in the common areas of the Campground (Pool, Playground, Recreation Center, Office, Etc.). Larger dog breeds must be pre-approved by Campground management. Breed, size, name and number of pets (limited to no more than 2 pets) that will be staying with Seasonal(s) NO EXCEPTIONS! Campground has jurisdiction over what breeds will be permitted in Campground. Guests are not permitted to bring pets onto the Campground. _____ (initial).

10. BLACK/GRAY WASTE DISPOSAL.

Campground provides a "Honey Wagon" service. This service is available at a Seasonal rate and/or wheel call. Seasonal rate - \$455.00. Wheel call - \$35.00. Contact the Campground office for schedule and payment for "Honey Wagon" services. Payment is due in full before

service is scheduled. “Honey Wagon” services are scheduled weekly, Monday and Tuesday. Schedule is subject to change due to holiday weekends and/or weather. Requirements for “Honey Wagon” service: Black tank chemicals in use and detected when disposing (if black tank chemical are NOT visible, service will NOT be completed and consequently suspended until remedied). Only marine/recreational vehicle grade toilet paper use. Seasonal(s) is responsible for frozen tanks or damage from misuse. Failure to pay will suspend service. _____ (initial).

11. GARBAGE.

Campground provided dumpsters will not accept Household (furnishings) and other large items in/around dumpsters. Waste management will not take on the following items: grills, awnings, mattresses, patio furnishings, tires, hoses etc. This area is monitored; Violators will be charged a bulk disposal fee of \$25 per item applied/assessed to violators electric billing for any non-disposable/perishable waste left in/around dumpster area. _____ (initial).

12. GOLF CART

Seasonal(s) golf cart must be registered with the Campground office. Golf cart liability insurance is required. The office must have a copy of the insurance card on file. All golf carts must have operating headlights and operators must have a valid driver’s license.

CHILDREN ARE NOT ALLOWED TO DRIVE GOLF CARTS – NO EXCEPTIONS!

Electric and/or gas golf carts permitted (however, gas carts need to be muffled). Quads (ATV’s), side by side, dirt bikes, 3 wheelers, mopeds, motorized scooters etc., are NOT permitted in the Campground. Golf carts are only allowed on gravel roads, NO sidewalks or walking paths. Speeding and racing will NOT be tolerated. A \$25.00 fee charged for a required annual sticker (placed visibly on the registered golf cart) due at time of Golf cart registration. *Golf cart guidelines are subject to change at the discretion of Campground. _____ (initial).

13. GENERAL GUIDELINES & RESTRICTIONS.

For Safety and Enjoyment for All Seasonal(s), Overnight Campers & Guest:

- The speed limit is posted 5 MPH in the Campground during all hours. Safety comes first, DRIVE SLOWLY AND WATCH FOR CHILDREN!
- Seasonal(s) RVs must be kept clean over the course of the camping season. If your camper needs a wash the Campground will place a reminder sticker on your camper with the expectation camper will be cleaned within 7 days of notice.
- Do not leave trash on the ground in front of or on top of dumpsters.
- Indiana State Law prohibits gray water from being disposed of on the ground. Violators will be fined.
- Display or use of Fireworks, Firearms or Weapons are prohibited in the Campground. Campfires need to be attended to and extinguished after use.
- Tampering/adjusting Campground property, playground, utilities or facilities are not permitted.
- Indiana State Law prohibits firewood from out of State. Only local firewood may be brought into the Campground. (Seasonal(s) only). Firewood is available for purchase at the Campground office.
- Biking in the Campground is not allowed after dark due to visibility safety hazard or permitted at the front entrance area of the Campground as these are high traffic areas.
- Radio and loud noises must be kept at a volume that does not offend or disrupt neighbors.
- Children under the age of 10 years old must be accompanied by an adult when using bathhouses. (Parents are responsible for their child(ren) and their safety. Do not leave your child(ren) unattended).
- Quiet Time is between the hours of 11:00pm and 8:00am.
- Children under the age of 18 should be accompanied by an adult after 10pm.
- NO smoking in ANY Campground buildings.
- No ATV's, motorized scooters, mopeds, or other motorized vehicles will be allowed on the Campgrounds.
- Seasonal(s) may NOT use the Campground address to forward mail or deliver packages.
_____ (initial).

14. RELEASE OF LIABILITY.

Campground will not assume all responsibility for injury, accident or losses to Seasonal(s)

or guests. Seasonal(s) expressly waives any claim of liability against Campground, its owners, officers, or employees. Seasonal(s) and guests assume all risks and danger incidental to the activity of camping in an outdoor environment and agree that Campground and its owners, employees, and agents are not liable for injuries or property damage resulting from such causes. Seasonal(s) acknowledges Agreement, confirms and complies recorded by their signature to this Agreement. _____ (initial).

15. ENFORCEMENT AND PENALTY.

Walnut Ridge Campground will not tolerate disrespect towards Seasonal(s), Overnight Campers, Guest or Staff. Reasons for dismissal or termination (not limited to): fighting, misdemeanors, felonies, theft, destruction of property, blatant disregard of restrictions and guidelines outlined in Agreement. Campground reserves the right to refuse campsite rental to anyone. At Campground discretion, one written warning may be issued to the violator(s) before termination and a charge may be assessed for property damage or clean up after eviction. Campground management reserves the right to amend Campground rules, guidelines and restrictions with notice to Seasonal(s). _____ (initial).

16. ACKNOWLEDGEMENT AND SIGNATURE.

I/We _____ on Site _____

Agree to the conditions and provisions of this Agreement and Agree to comply in the order thereof. I further Agree to inform the other members of the Seasonal(s) site (including minor child(ren)) and my guests of the requirements of this Agreement and be responsible for their behavior and demeanor at Campground. I understand that admission to Campground may be terminated by Campground at any time in the sole discretion of Campground.

With full understanding and in Agreement, this Campground being privately owned and as such private property, enter into this Agreement release the Campground, its officers and employees

of all liability for loss or damage to property and injury of/to all Seasonal(s) person/persons arising out of Seasonal(s) use of its camping facilities and Agrees to indemnify the Campground, its officers and employees against claims resulting from loss or damage to property or injury to the person of any member of the family or guest of the Seasonal(s) arising out of the use of its Campground and facilities. Seasonal(s) agree to use the Campground for camping ONLY and does certify that the site(s) cannot be sublet.

Seasonal(s) Agrees to read and comply with all Campground Rules, Guidelines, Regulations and Restrictions as clearly outlined in the Agreement, posted in the Campground office and/or on the premises. Seasonal(s) will pay for all utilities and other services in a timely manner.

Seasonal(s) Agree to carry his/her own liability and comprehensive insurance and vehicle registration during the terms of this Agreement. Seasonal(s) will provide the name of his/her agent and/or insurance company.

Seasonal(s) Agree to pay, in full for site(s) of the Agreement, the amount of \$_____ in advance for site(s) _____ (due by April 1 of current camping season) understanding a late fee of \$35.00 per day will be added until Agreement amount is paid in full thereafter April 1 of camping season. *2% annual increase applies each year to all renewed Seasonal Agreements.

Description of RV that will be occupied on Seasonal(s) site(s) registered as:

Year _____ Make _____ Model _____ FW TT MH Other

VIN _____ Length _____ of Slide-outs _____

Number/Age of Children of Seasonal(s) _____

Breed and number of Seasonal(s) pets _____

Number and description of Primary Vehicle(s) of Seasonal(s) parked at site _____

Print Name _____

Phone: _____

email: _____

Signature _____

Date _____

Campground: WALNUT RIDGE CAMPGROUND

Address: 408 N. CR. 300 W. NEW CASTLE, INDIANA 47362

Agrees to enter into Seasonal Agreement with, upon the understanding Seasonal(s) has received and read a copy of the Walnut Ridge Campground Guidelines and Restriction with the intent and understanding to uphold said Seasonal Agreement _____