

Rager's Acres
1680 64th ST SW
Pequot Lakes, MN 56472
(218) 568-8752
www.ragersacresmn.com

Welcome to Rager's Acres! We appreciate you including the park in your family's experience. It is our intention with these rules to answer your questions and ensure that your camping experience can be fun for the family with consideration and enjoyment of the park's guests and environment.

***This is not a Lease. This agreement is a contract which is binding between the Campground ("Campground" means Rager's Acres, located at 1680 64th St SW; Pequot Lakes, MN 56472) and the Seasonal Camper. This agreement is not a lease of real estate. The Seasonal Camper is not a tenant. This agreement is for legal purposes, a license to use the property of the Campground on the conditions which are stated in this agreement.**

SEASONAL PAYMENT SCHEDULE

1st Site Deposit due September 1: This is a non-refundable deposit. This is due to hold your lot and will apply to the upcoming season. We need to know your commitment for the upcoming season. This deposit holds your seasonal lot only until December 1st when the second payment is due. This payment will also hold a dock slip for the coming season if you choose to reserve a dock.

2nd Site Payment due December 1: This is a non-refundable payment. If this site payment is not received by December 1, the site reservation will be released, and it will be listed as available for the upcoming season. Please notify the Campground if your plans have changed.

3rd and Final Payment due May 1: Site must be paid in full before the RV/Trailer Unit moves onto lot or you move into the RV/Trailer Unit for the season.

You may make payments at any time over the winter and this will apply to your lot, but final payment is due on or before May 1.

Dock Slip: \$160 per season payable with September 1 payment.

Checks made payable to: Rager's Acres.

All late payments will be assessed a \$50 per month late fee. Any account withstanding after 90 days will result in placing a legal hold on your RV/Trailer Unit.

Off Lake Lot: \$1850

September 1: \$616.67 With Dock: \$776.67

December 1: \$616.66

May 1: \$616.66

Lake Lot \$2000

September 1: \$666.67 With Dock: \$826.67

December 1: \$666.66

May 1: \$666.66

Seasonal Sites

The seasonal camping season is May 1, 2021 to September 30, 2021. Water will be on May 1st to September 30th, as long as the lines are not in danger of freezing. Only one RV/Trailer Unit is permitted on each site at any time, unless prior arrangements have been made.

This property is privately owned and not supported by the government, only strictly controlled by it.

Note: The Seasonal Site is not to be a permanent residence. Seasonal Campers may not use the Campground as the Seasonal Camper's permanent residence. You may not get your mail forwarded to the campground's mailing address.

The Seasonal Camper: "Seasonal Camper" is defined as a family of a husband, wife, or 2 adults and tax dependent children **under the age of 18** (tax dependent children are biological or legally adopted children). Unmarried children 18-20 will be included if living at home and attending college or trade school full-time. Proof of college admission may be requested by property management. At age 21 or married, they are no longer included and need to pay the daily admission or pick up a season camp pass. Elderly parents cared for by the Seasonal Camper and living in the same household may be included.

Seasonal Camper shall not use the campsite for any illegal activity or activity which would injure the reputation of the Campground, Owner of the Campground or any other Seasonal Camper. The Seasonal Camper also agrees that he/she has never been convicted of a felony.

Quiet Hours

Quiet hours are from 11:00pm to 9:00am. Confine all activity to the site. Mowing/weeding eating/chain sawing are not permitted during these hours. Be considerate of the time and observe quiet hours. No loud audio devices, noise, profanity, or obscenities.

Insurance

Seasonal Camper agrees to carry his/her own liability and comprehensive insurance and vehicle registration during the term of this contract. Seasonal Camper will furnish the name of insurance company, policy number, insurance agent name and phone number.

Guests and Fees

Please inform your guests that all guests must register at the office with each visit. A part of the safety at Rager's Acres is knowing who is on the property. Guests will also be required to pay a guest fee depending on their length of stay. Guests are the Seasonal Campers' responsibility including acceptable behavior and following all stated rules.

Visiting under 1 hour: FREE

Grandchildren of Primary/Secondary Camper under 18 years of age: FREE

Visiting over 1 hour: \$2.00 per day

Overnight without Primary/Secondary Camper present: \$10.00 per night (this covers all that stay in RV/trailer unit)

Extra tent placed on site: \$10.00 per night

Off Season Use Fee: \$7.00 per night

*** Seasonal Camper Guest Pass may be purchased for \$100 per season to cover all guests. This excludes adding a tent to your site. All guests must register at the office with each visit.**

Storage Sheds

One storage shed is allowed on your site. Maximum size of the storage shed is not to exceed 100 square feet. Anything onsite prior to August 1, 2020 shall be grandfathered into the contract.

Parking

Two modes of transportation are allowed parked on the site. Golf carts are excluded. Other vehicles and/or modes of transportation may be parked in the storage lot (aka softball field), this includes boats.

Storage Lot

With your site you will be given one pass for the storage lot. This pass should be attached to whatever you have in the storage lot. Additional storage passes may be purchased for \$100 annually space permitting.

Motorized Vehicles

All motorized vehicles including Golf Carts, ATVs, UTVs, must be driven by licensed drivers only. ATVs, Sport UTVs, & Mini Bikes cannot be driven throughout the campground except when exiting and entering the property to the trails.

5 MPH Speed Limit

Please observe the 5 MPH speed limit at all times throughout the park. This pertains to both vehicles and golf carts. The safety of our campers is first and foremost at Rager's Acres!

Beach/Swimming Area

NO LIFEGUARD ON DUTY. Swim at your own risk. Children under the age of 14 must be supervised by a parent, guardian or authorized adult at all times. No swimming after dark. No fishing in the swimming area or from floating deck. No fishing from private docks without owner's permission.

Pets

Pets are a part of your family, and are welcome at Rager's Acres. However, as the pet's owner you are responsible for their actions. Each site is allowed two pets that must be registered on your contract. When walking your pet, it must be kept on a leash and under the owners' control. They are not to be loose and roaming. Any animal that shows aggressive behavior to a person will not be allowed on the premises. Please make sure to clean up after your pet. Pets are not allowed on the beach. The Campground reserves the right to ask the pet owner to remove their pet from the premises at any time.

Electric Meter Reading/Billing Procedure

NOTE: Winter, unplug RV Unit.

Seasonal sites are metered. Campers pay for their electric use. Electric will be billed in addition to the camping fees. We will read meters at the start of the season, and again near July 15th. Electric bills will be emailed to the email address provided by the Camper and this email address needs to be current. Electric bills will also be posted on the RV/Trailer Unit.

Garbage & Recycling

Our Campground recycles! Please separate aluminum cans, glass, plastic and place in the proper barrel located near the dumpster. Household garbage from campground use is the only trash permissible in the dumpster. Do not throw chairs, lamps, gas grills, TVs, electronics, bulky items, etc. in the dumpster. Those items should be brought to your home for disposal. Cardboard is to be burned at your site or dropped off at the recycling center as you leave the property on 64th Street.

Before You Leave

When leaving for home, please do not leave paper, food scraps, diapers, cans, etc. in your fire pit or garments hanging on your clothesline.

Be Respectful

Be respectful of fellow campers. Do not walk through private sites or use private docks. Please see management for any concerns.

Clean and Neat

Your site must be kept clean, free of junk and clutter, neat, raked, & mowed. Mowers are available for your use. Do not water grass or use pressure washers until after 11am.

Miscellaneous

Curfew: Children 15 and under must be at their site by 10:00 pm.

Underage Drinking of Alcohol: No one under 21 is to be drinking alcohol in the campground. Anyone giving alcohol to minors will be asked to leave the campground immediately.

Illegal Substances: Absolutely no illegal drugs are allowed or are to be used in the campground.

Weapons: Firearms, BB guns, pellet guns, crossbows, bow and arrows, sling shots, or any device similar cannot be used anywhere on campground property.

Fireworks: Are prohibited on campground property.

Minnesota License Tabs: You are responsible for keeping your RV/Trailer Unit with up-to-date Minnesota License Tabs or pay Cass County assessment fees.

Irreconcilable Differences with Campground

Admission and use of the site is at the sole discretion of the Campground. The Campground may determine, for any reason in its sole discretion, that it is necessary for the Camper to leave the premises prior to the scheduled end of the Campsite User Agreement term. In such an event, the Campground will direct Camper to leave the RV/Trailer Unit and the campground. The Camper will be given one (1) day to cease to occupy the RV/Trailer Unit and the campground and five (5) days to remove the RV/Trailer Unit from the campground. In the event of a disturbance of the peace and order by the Campground, the Campground reserves the right to require the Camper to leave immediately.

The Campground hereby reserves the right to refuse admittance to any and all persons and reserve the right to remove any and all persons from the park for any violation of the rules and regulations. Registering for a campsite entitles the registered Campers and guests to the use of the campground's facilities with the understanding that Camper, Camper's family and guests obey all rules and regulations established by the Campground. We reserve the right to change or add rules, ad hoc, at any time without notice that the Campground deems necessary for the safe operation of the campground and the overall enjoyment of all campground patrons.

Acknowledgement and Release

Camper hereby acknowledges the campground property is a natural habitat with many obvious hidden dangers, including but not limited to falling limbs, poison ivy, sun exposure, and animals, both natural and domestic. Despite these dangers, Camper hereby accepts all risk. Further, Camper hereby releases the Campground and its shareholders, management and heirs for any present or future claims, INCLUDING A CLAIM FOR NEGLIGENCE, for property damage, personal injury or death arising from Camper's participation in all camping activities. If Camper's site becomes unusable due to natural occurring events Campground will offer a lot of equal value but no refund.

RAGER'S ACRES SITE USE AGREEMENT FOR SITE # _____

Primary Camper (Please Print):

Secondary Camper (Please Print):

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Primary Residential Address:

City:

State:

Zip Code:

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Primary Cell Number/Name:

Primary Land Line Number:

Secondary Cell Number/Name:

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Email Address(es):

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Emergency Contact Name & Phone Number:

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Name of Tax Dependent Children (Under age 19 as of September 30th, 2021):

Age & Birthdate:

Relationship:

Name of Tax Dependent Children (Under age 19 as of September 30 th , 2021):	Age & Birthdate:	Relationship:

Pet Name:

Pet Breed:

Rabies Shots (Y/N):

RV/Trailer Make:

Model:

Year:

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Insurance Company Name:

Policy Number:

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Insurance Agent Name:

Insurance Agent Phone Number:

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Terms of Site Use Agreement This agreement is between Rager's Acres, "Campground" and you "Seasonal Camper". Seasonal Camper agrees to the terms for use of above site number located on the grounds of Rager's Acres at 1680 64th St SW, Pequot Lakes, MN 56472. The Site Use Agreement shall begin on May 1, 2021 and end on September 30, 2021. If returning for 2022, seasonal camper may remain on site if payments are up to date including the September 1 deposit. If not returning, Camper will remove all personal property by 6 pm on or before check-out date. Any property not removed will be deemed abandoned and removed or disposed of by campground at cost of Seasonal Camper. Park rules that accompany this agreement are part of this agreement including payment schedule.

Note: Seasonal Camper signs this Site Use Agreement in his/her own capacity and as a binding agent for all other people within his/her party. All responsible parties must sign.

Signature (Primary Camper):

Date:

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Signature (Secondary Camper):

Date:

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Make checks payable to: Rager's Acres **** Deposit is non-refundable. ****

Amount:	Date:	Check #:	Cash:
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Signature (Rager's Acres Owner):

Date:

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Thank you for choosing Rager's Acres!

PAYMENT MUST ACCOMPANY THIS AGREEMENT FORM
Rager's Acres Seasonal RV Park - Rules & Site Use Agreement 2020
1680 64th ST SW Pequot Lakes, MN 56472