



FROSTY'S RV PARK & CAMPGROUND, LLC

Late Payment of deposit or balance of rent incurs an additional \$100.00 late fee.

NO REFUNDS ON DEPOSITS OR LOT RENTALS

1. **Campground Lots:** Are not transferable and are not to be sub-rented. This agreement is with the trailer owner ONLY, and is for one year only, and is valid if signed by Lessor/Management and Owner/Lessee. Any change in ownership will require a new agreement. Previous trailer customers will be given preference in lot assignment whenever possible.
2. **Storage:** No tenants or guests of tenants will be permitted to store or park watercraft on the property. Storage is available in the northwest corner of the campground. Trailer, Watercraft and or Boat Storage will be based on first come, first serve and will be limited to 12 spots. Storage Fees for the 2011/2012 Season will be as follows: \$75-Nov. 2011-March 2012; \$75 April 2012-Oct 2012. Contact management for more information and availability.
3. **Electric:** Lessee/owner is responsible for their electric, which is metered and monitored by management. Lessee shall be billed monthly. All electric bills shall be paid within ten (10) days of receipt of the bill and if not, lessor can void this contract. **ELECTRIC BOXES WILL BE LOCKED BY MANAGEMENT ON ALL ACCOUNTS 30 DAYS OR MORE PAST DUE.** Electric bills are to be paid by separate check or money order.
4. **Television:** Lessee is responsible for his own cable service through Time Warner Cable, Lima, Ohio 1-800-934-4181.
5. **Road Speed:** The speed limit is **5 mph** throughout the entire park.
6. **Responsibility:** Frosty's RV Park & Campground is not responsible to owners for any loss or damage to their property including, but not limited to explosion, fire, flood, tornado, windstorms, high water, hail, acts of God or any other conditions. The park is not responsible for damage or theft of trailer, contents, equipment, accessories, or personal belongings. The owner/lessee accepts full responsibility for their trailer and agrees to carry their own insurance to protect their trailer and such other property against said perils.
7. **Firearms:** No discharging of firearms, air rifles, BB guns, bows and arrows, crossbows, or slingshots, permitted at any time in the park. **No Fireworks** will be allowed at any time.
8. **Noise:** Between the hours of **10:00 pm and 8:00 am** excessive noises created by tenants or guests will not be tolerated. All children are to be on their sites or with their parents after the hour of **10:00 pm**. This includes teenagers. **IF YOU DO NOT OBEY, YOU DO NOT STAY!**

9. **Pets:** All pets will be kept on leashes and it will be the responsibility of the owner to insure all stool deposits are cleaned up **immediately**. Pets will not be left in trailers or tied unattended. Records of vaccinations and health issues are to be kept up to date and on file with the park management. State Law requires strict compliance with these pet regulations. No more than one (1) pet per lot. Lessor/manager shall have the right to control this issue based on complaints or nuisance caused by pets.
 - a. **Pit Bulls**-Ohio Revised Code considers the Pit Bull Breed to be a "Vicious Dog" and therefore will not be allowed at any time in the park. This rule applies to lot owners and their guests.
10. **Guests and visitors:** Are welcome! They should be informed of our regulations. To avoid embarrassment, the management should be advised in advance if guests are to arrive not accompanied by the owner of the trailer. **Remember that all owners are responsible for the conduct of their guests or visitors.** Loud and boisterous parties or conduct will not be tolerated. Common sense and good judgment are the rules to follow. **No more than two (2) cars per lot.** There is additional parking in designated areas in the park for extra guests.
11. **Storage Buildings:** All buildings must be to management's specifications. **No improvements to the lots are to be made without management's written approval.**
12. **Insurance:** Owners are to fully insure their trailer and buildings and contents against damage or theft. Proof of liability insurance for Trailers and Boats is to be placed on-file with the management.
13. **Tents:** Lessee may **occasionally** use tents for visitors as approved by Lessor/manager.
14. **Bicycles:** Bicycles will not be ridden at night without the proper nighttime safety equipment. No riding of bicycles, skateboards, skates, scooters or golf carts in shelter house or pool area.
15. **Dumpsters:** Please do not put leaves, hot ashes, large boxes (**not broken down**), **metal objects**, large wood items (burn at your camp site) or **anything but bagged trash** in the dumpsters. If you have any of these items you must dispose of them at home. **The dumpsters are a convenience for tenants. If it gets abused, it will be removed.** Let's keep the park clean, please.
16. Lessee agrees to allow lessor or it's agents to enter upon any trailer, boat trailer, or vehicle for the purpose of inspection for safety or loss prevention with prior notice.
17. Lessee agrees to mow grass, and maintain grounds around lessee's pad area. If lessee fails to keep grass mowed, then lessor can mow said lot and will charge lessee \$15.00 for each mow. Lessee is **NOT** to cut trees or trim trees without permission of Management.
18. Lessee agrees to pay a \$50.00 charge for each returned check. And to pay interest at a rate of 1.5% per month or fraction thereof on all amounts not paid within thirty (30) days of the returned check.
19. Lessee agrees that upon the expiration of this lease, renewal is solely at the discretion of the lessor.
20. **Lessor/management reserves the right to change, alter or otherwise make changes to this agreement or rules and regulations at any time without prior notice.**
21. Please note children are always present in the park so inappropriate language is unacceptable.
22. **Golf carts should only be driven by someone with a valid driver's license.** This is for the safety of the cart owners and the residents of the park. Golf carts must be fully insured with proof of insurance on file with the park management. If operated at night, proper lighting is required. **No reckless operation of carts will be tolerated. Each lot owner will be afforded one (1) warning. Any further violations will require removal of your golf cart from the campground for the remainder of the season.**
23. By accepting this lease the lessee agrees to abide by all the attached Swimming Pool Rules on Exhibit A.

Exhibit A
Frosty's RV Park & Campground
Swimming Pool Rules And Regulations

The following rules and regulations are for the protection and benefits of all to help assure safe and sanitary operation of the pool facilities. Your cooperation in abiding by these conditions will afford pleasant relaxation and recreation for all members/guests. Parents are requested to caution their children to observe all rules and regulations.

Failure to comply with these rules shall be considered cause for any action deemed necessary by the Management, including the suspension of violators from the use of the pool area.

Safety Issues

1. Swimming is strictly prohibited if there is thunder and/or lightning in the vicinity.
2. No food, drinks, bottles, gum-chewing or cigarette/cigar smoking is permitted on the pool edges or in the pool.
3. No glass containers in the pool, deck, or lawn area.
4. No diving or jumping from the edge of the pool.
5. No running or rough play in or near the pool area.
6. Parents must assume responsibility for their children.
7. Children under fifteen (15) must be accompanied by an adult (18 years or older). Children from the age of 15 – 17 must be proficient swimmers in order to swim without being accompanied by an adult (18 years or older). Should children of this age be proficient swimmers yet disruptive in any manner, this privilege will be revoked, and parents will have to accompany their children at the pool, and/or the household's access rights to the pool commons will be revoked.

Sanitation Issues

1. No food or drinks are allowed in or near the pool.
2. No pets are allowed in the pool area. (Exceptions are service animals only, and even then not in the pool itself).
3. No diapers except special swim diapers are allowed in the pool.

Security Issues

1. Removal of equipment, furniture, or accessories from the pool area is strictly forbidden.
2. Frosty's RV Park and Campground will not be responsible for lost or missing articles.
3. Each member has a responsibility to report any incident involving another member, their family or guest using the Pool Amenities who creates an unsafe or unpleasant environment. The report should be made to the management.
4. Management retains the right to revoke privileges to the Pool Amenities for any members who has delinquent Lease/Electrical Payments, or for violation of any of community rules and/or covenants.

Guest Policy

1. Members may entertain guests in the pool, but use reasonable judgment in the number/frequency of guests.
2. Members shall be responsible for their guests at all times, and shall assume liability for the actions of their guests.

Pool Behavior

1. No loud music, offensive language, or loud yelling is acceptable in the pool area.
2. Appropriate swimwear must be worn in the pool.
3. No smoking is permitted in or near the pool.
4. Only the following floatation devices are allowed in the pool: arm floats, toddler life preservers, and noodles. No scuba gear, inner tubes or rafts are allowed.
5. No swimming after designated swimming hours. Use of swimming pool facilities when the swimming pool is closed is strictly forbidden and violators can be prosecuted for trespassing as well as face suspension of swimming pool and other privileges.
6. No diving or jumping into the pool. Flips from the side of the pool are prohibited. Jumping off backwards or in any way that throws the head back towards the side of the pool is prohibited.
7. No throwing of any objects that might injure another person or damage property in or around the pool area.
8. Everyone is encouraged to shower before getting in the pool.
9. Running, horseplay, fighting, dangerous conduct or loud noise shall not be permitted in or around the Pool Amenities.
10. People with skin disorders, colds or any other infectious or contagious disease should not enter the pool.
11. No loitering in the pool, lawn areas, or restrooms.

Parents are directly responsible for the actions of their children!