

Fiddlestix RV & Golf Resort
1081 395th St.
Isle, MN 56342
320-676-3636
www.fiddlestixrv.com

Lease Agreement 2023

Fiddlestix RV & Golf Resort is dedicated to creating a family fun and aesthetically appealing environment for family bonding and memory creating experiences.

Fiddlestix RV & Golf Resort (hereinafter known as Lessor/Resort) agrees to allow applicant (hereinafter known as Lessee) listed below to park one RV unit at Fiddlestix RV & Golf Resort Located at 1081 395th Street, Isle, MN 56432. Subject to the terms and conditions listed and referenced in this agreement for the following time period, terms, leased lot cannot be sublet to another party, and rental amounts. All agreements are subject to annual renewal.

Name: _____
Address: _____
City, State, Zip: _____
Birthday: _____
Spouse/Partner Name: _____
Email Address: _____

Site #: _____
Telephone: _____
Email Address: _____
Driver's License #: _____
Telephone #: _____
Birthday: _____

Down Payment: \$1,900.00; Refundable ONLY within 30 days of signing the Lease. When you park your RV on site, the down payment will be applied to your lease. Payment in full is required by April 15th, 2023 prior to parking your RV on your site.

Site Fee: \$100 Refundable with terms and conditions met at the end of your stay with Fiddlestix RV & Golf Resort.

Winter Storage: \$100 per month without a signed lease in place for the following year

We invite you to JOIN and participate in the following:

1. Our private Facebook Page for seasonal guests only.

List Dependent Children(s) less than 18 years of age by name and birth date. All individuals must be specifically included. *(Please keep in mind that state statutes require all persons on the property must be registered with name address and license plate number. Check in at the office upon arrival.)*

**Please note that any adult children over the age of 18 who are not dependents listed under the MN State Law are required to register at the office. (MN Statute 327.13)*

Emergency Contact: We encourage (not required) emergency contacts be someone that will not be staying on site with you regularly during the season, in case something happened on or off grounds.

(Alternate 2nd contact is optional)

Name: _____ Relation: _____ Emergency Number: _____

Name: _____ Relation: _____ Emergency Number: _____

List any additional vehicles to be parked in your RV site. Parking is limited, if exceeding (3) vehicles (boat and trailer is considered a vehicle for this purpose) they will be required to park in the general parking lot. No parking is allowed on the street nor on any grass areas. **All vehicles entering RV Resort must register at the office and display a Resort issued parking pass.**

Vehicle #1: Year/Type: _____ Color: _____ Make/Model: _____ Plate: _____

Vehicle #2: Year/Type: _____ Color: _____ Make/Model: _____ Plate: _____

Vehicle #3: Year/Type: _____ Color: _____ Make/Model: _____ Plate: _____ **OR**

Boat/Trailer: Year/Type: _____ Make/Model: _____

Our seasonal lease agreement is based on May 1st to October 1st, 6 months and weather dependent. Prior to, and after these dates your unit will not be available for occupancy. Should you need to retrieve an item, or need access to your unit, please **notify info@fiddlestixrv.com** in advance to make the necessary arrangements. Lessee agrees to pay Fiddlestix RV & Golf Resort, rent for site leased at the agreed upon price. Lessee agrees not to occupy said site until payment is made in full. Late payments are subject to a \$50.00 service fee.

Year-round parking of your RV unit is permitted if renting the site for the following season. Lessee(s) is responsible for winterizing their unit. To remain on your current site, a deposit for the following year must be made by September 15th with the remaining balance due on April 15th. If no deposit is received and your RV is left on site, or site rental is canceled, you will be charged a monthly storage fee of \$100. All fees must be paid in full prior to removing your RV from Resort property. No access card will be available until the total balance has been paid in full.

Seasonal Rent: \$ _____ Storage Charges: \$ _____ per month

Annual Lease Down Payment: \$ _____ Date Received: _____

Balance Due Paid: _____ Date Received: _____

Additional payment information: Any payment that is not received by the stated due date will be subject to a \$50 late fee.

RV Information:

Style: Motor Home _____ (Class A, B, C) Trailer _____ 5th wheel _____ Park Model _____

Manufacturer/Model/Year: _____ Plate on RV: _____

Length: _____ # of slide outs: _____ State and Registration #: _____

Insurance Company: _____ Policy Number: _____

(All RV Units must have and maintain a current insurance policy. A copy of the current insurance policy card & provider must be kept on file at Resort office.)

IT IS FURTHER AGREED THAT:

1. **Approved RV's:** RV must be manufactured with an RVIA or RPTIA seal (or request exception) at time of first agreement. All RV's are subject to annual approval.
 - a. No "For Sale" signs can be posted on resort grounds for any items; however, items For Sale can be posted in the clubhouse.
 - b. All RV's must be 10 years or newer (*Exception by prior Management Approval*)
 - c. If selling a unit to stay on site, you are still responsible to pay full rent at the beginning of each season, you must get prior approval to sell unit with site rental. All buyers must be approved by Fiddlestix RV & Golf Resort to rent said site. Fiddlestix RV & Golf Resort reserves the right to refuse renewal of your lease to any party for any reason.
2. **Placement of Unit:** Each site will have a prepared pad for RV's location, 760 gallon holding tank, water and electric meter (20/30/50 amp). Lessee(s) is not permitted to use grounds outside their specified RV Site. This includes, but is not limited to, storage of any kind of unauthorized items, exceeding space onto next RV site, use of vacant sites or resort's common ground areas.
3. **Responsibility:** The Lessee(s) in this agreement is/are entering into a legal contract which binds them responsible for themselves, family members and guests to follow including the Rules and Regulations. Costs for pumping out your individual holding tank and electricity are the responsibility of the Lessee(s). Electricity will be billed monthly by the Resort; holding tank pump out will be billed as used. Lessee(s) and any family members or guests will be held responsible for any and all damages and/or illegal activities that occur while on Resort property.
4. **Guests: Each Lessee(s) is required to ensure all their guests register upon arrival at the Resort, pay guest fees, register all vehicles, read the Resort Rules and agree to follow all rules.** If Lessee(s) is found to have an unregistered guest(s) on RV site, they will be responsible for unpaid guest fees. Guests must display parking passes in vehicle window at all times. The Lessee(s) agrees to this contract and is willingly accepting responsibility on behalf of their family, guest, children, and friends that enter Resort property.
 - a. The 9-hole golf course, bar/restaurant, miniature golf is open to the public. The Resort reserves rights to limit guest passes to ensure seasonal site holders have first rights to all amenities.
 - b. Each Lessee(s) is limited to no more than 4 guests per day unless prior written approval from Resort Management has been obtained. There is a daily guest fee of \$5 per person (5 years of age and under are free) If guest(s) bring a pet there is a \$5.00 per pet/per day fee.
5. **Grounds:** Lessee(s) are **required to have prior Resort approval and follow guidelines for any site alteration**, which includes but not limited to deck OR patio (maximum of 10' x 30'), storage

shed (limited to 10' x 10') Inground fire rings surrounded by pavers flush to the ground are acceptable. Any additional items you would like to store on your site requires prior written approval from Resort management. All individuals are responsible to follow posted speed limits and parking regulations on Resort property.

6.—Additional Charges & Taxes: Lessee(s) accepts full responsibility to pay all rent, utilities, taxes, fees, and/or any other charges related to the use of the site. ***A current credit card must be on Lessee(s) account in the Resort office.***

a. Pump-Out Services, See Exhibit A for additional information:

- i. Each Resort site will include an underground 760 gallon holding tank with a tank level gauge. Pump-out services will be available each Wednesday by Septic Check. Payment for pump out services is due at time of billing.
- ii. Prior to Pump-out, Lessee(s) shall inspect and warrant that all valves, drains, hoses, RV tanks, and related equipment on their RV are in proper working order. If the RV is not in proper working order, the Resort and/or approved vendor has the right to refuse the pump out service until the RV owner makes all necessary repairs.
- iii. Resort assumes no responsibility for the condition of the holding tank on any RV Unit or for any damages caused by or arising from said pump-out services. Resort will be responsible for the condition and maintenance of the inground holding tanks located on each site.
- iv. If at any time the Lessee experiences waste overflow as a result of not scheduling pump out services, or, from discharge during connection or disconnection of RV hoses, the Lessee(s) must take immediate action to correct the situation. The Lessee is responsible to call the Resort's waste services approved vendor for cleanup and pay all costs incurred.
- v. At no time is the Lessee(s) allowed to empty sewer waste or gray water onto Resort grounds. If Lessee(s) is found emptying waste onto Resort grounds, their lease agreement will be terminated immediately, their RV and personal property must be removed from Resort property but only after all costs and/or charges have been paid in full.

b. Electricity

- i. Each site will have a 120-volt electric meter and hook ups complying to 20, 30, & 50-amp services.
- ii. The electric meters will be read on a monthly basis. Resort will provide an invoice and payment confirmation to Lessee(s) at the billing address, RV site, or email address.
- iii. When electricity is disconnected due to non-payment, all unpaid electric fees will be charged to the credit card on file before the electrical service will be restored. Resort will not be held liable for any damage resulting from loss of electric power.
- iv. All electrical fees must be paid up to date prior to the removal of the RV Unit from the Resort property.

- v. No generators may be used except during utility power outages or for minimal run times for maintenance.

c. **Each Lessee is required to have a current credit card on file.** You will have the ability to charge to your site for RV Park purposes only, if you choose, and the monthly balance will be charged to your credit card. **If you want to charge to your account in the bar/restaurant you MUST have a credit card on file in the restaurant.** Please indicate who would be authorized to charge to your site:

_____	_____
_____	_____

- 7. **Pet:** Lessee(s) can bring 2 dog(s), additional dogs will come with a \$50 charge which is also subject to prior approval by Resort Management. No other animal besides a dog will be accepted without a special request and approval in writing from Resort office. Current vaccination records must be on file with Resort, prior to season starting. E-mail vaccination forms to Info@fiddlestixrv.com prior to arrival or must be presented before entering Resort grounds with pet.
 - a. Pet Waste: Lessee(s) is responsible for their own dog, as well as their guest(s) dog to pick-up fecal waste from pet immediately and discard into proper waste receptacles. If failure to comply there will be a charge of \$50. Site must be free of pet fecal waste at all times.
 - b. Violence: Dog(s) must have no history of violence. If Lessee(s) dog becomes aggressive or attacks any person(s) on Resort property, the Lessee(s) will have full responsibility for any and all medical bills and any legal fees that may arise as a result of incident. Following such incident, Lessee(s) dog will not be allowed on Resort grounds effective immediately.
 - c. All pets must be kept inside the RV Unit or on a leash. If you wish to use a kennel it must be approved by RV Resort Management prior to placement. Excessive barking or failure of the Lessee(s) to keep their pet leashed when outside the RV Unit or leaving the pet unattended will give Resort cause to require the pet be removed from the Resort. No pets are allowed in or around the pool area, in any bathhouses, laundry room and must be kept on a leash at all times while on Resort grounds.
 - d. Lessee(s) is to adhere to MN legislature 4630.0500 Domestic Animal laws: *No domestic animals or house pets shall be allowed to run at large or commit any nuisances within the limits of a mobile home park or recreational camping area. Any kennels, pens, or other facilities provided for such pets shall always be maintained in a sanitary condition.*
- 8. **Condition of Site:** Lessee(s) will have an opportunity to inspect RV site location and layout. Lessee(s) is responsible to keep all personal property located within the boundaries of leased site. Lessee(s) will keep site in a state of cleanliness and comply with all rules and regulations.

Lessee(s) is responsible for the maintenance and repair of all personal property located upon the RV site and for the maintenance of the site itself. Resort will mow each RV site. All items must be placed on the deck/patio or in a storage shed on the day of mowing. Mowing will be done during the week so you can thoroughly enjoy your time at the Resort.

9. **Use of Site:** Lessee shall not use the RV site for any illegal activity or any activity which would hurt or cause damage to another person/property, Resort staff or owners of the Resort. Lessee(s) shall comply with all governmental laws, statutes, and ordinances at all times. Under this category Lessee is to ensure guest(s) registered to their site are also in compliance.
 - a. Lessee(s) shall not leave any household appliances of any type outside except a portable cooking grill.
 - b. Lessee(s) shall not have or use fireworks onsite including sparklers.
 - c. Lessee(s) shall check with Resort before any type of digging is done to eliminate any problems with utilities. If digging occurs without permission from Resort, the Lessee(s) will be responsible for all costs necessary for repairs to be completed.
 - d. ONLY UPON **PRIOR WRITTEN CONSENT** OF THE RESORT MAY THE LESSEE(S), AT ITS OWN EXPENSE, CONSTRUCT A DECK, PATIO OR STORAGE UNIT. IF APPROVED MUST BE OF NEUTRAL WOOD COLORS. ANY VARIANCES REQUIRE COLOR APPROVAL.
10. **Seasonal:** Resort is not designed nor operated as a year-round Resort. Access to our grounds requires a 24-hour advance notice to Resort management prior to arrival. No Lessee(s) may stay at RV site from October 15th through April 30th. Seasonal weather may permit a 1-week early arrival or 1-week late departure ONLY AFTER RESORT MANAGEMENT NOTIFIES GUEST. This is not to be assumed, due to Minnesota weather we will try to ensure the full 6 months of season, it is not guaranteed. Resort will not be liable for any loss or theft during the off season. **Lessee(s) may not claim the Resort as Lessee(s) residence.**
11. **Right to expel:** Lessee(s), including family, and guests shall not damage or destroy the property of the Resort, and/or property of other Lessee(s), or their family, or guests, and shall not do anything to damage the business of Resort or its Goodwill. In addition, Lessee(s), their family, and/or guests shall not engage in any activity which is dangerous and or in any way jeopardizes the safety of other Lessee(s).
 - a. Fiddlestix RV & Golf Resort reserves the right to immediately terminate Lessee(s) Agreement, revoke any and all Lessee(s) privileges, and expel any and all Lessees, their families, and their guest for engaging in prohibited activities.
 - b. Prohibited activity includes but not limited to use or possession of illegal drugs, giving alcohol to a minor, fireworks, including all illegal activity, and any such activity that is dangerous or risks safety of anyone on Resort property. Fiddlestix RV & Golf Resort will notify legal authorities and provide names associated to illegal act(s).
 - c. Lessee(s) shall remove all belongings immediately. Fiddlestix RV & Golf Resort is not to be responsible for any expenses incurred from damaged and or lost items from site during removal or tow fees.

- d. Agreement may be terminated by Fiddlestix RV & Golf Resort at its sole discretion at any time in the event the Lessee(s) fails to pay dues or violates any other terms in this agreement, including any Resort Rules & Regulations.

12. **Release and waiver of liability:** Lessee(s) is prohibited to permit access to Fiddlestix RV & Golf Resort to any person(s). Lessee(s) does not have authority to allow any person not registered directly on their RV Site including guests, family, and general public. Lessee(s) family, and guests hereby release, waive, discharge Fiddlestix RV & Golf Resort, its owners, employees, contractors, or associates from all liability to the person themselves, family, and guests they grant access too. Lessee(s) allowing access to use Resort grounds to any unauthorized guests is against this Agreement. ***By signing this agreement, you are accepting waiver and acknowledging awareness of violation.***

Lessee(s) agrees to relieve Fiddlestix RV & Golf Resort, its owners and employees of any responsibility for "Acts of God". Lessee(s) understands Fiddlestix RV & Golf Resort, its owners and employees are not liable, nor responsible to carry insurance coverage on Lessee(s) RV Unit, Vehicle or other personal property. Lessee(s) agrees to carry his/her own liability insurance during the term of this lease.

This property is privately owned, the Lessee(s) accept camping privileges with the understanding that he/she does hereby release Fiddlestix RV & Golf Resort, its owners and employees of all liability for loss or damage to property and injury arising out of his/her use of Fiddlestix RV & Golf Resort facilities and agrees to indemnify Fiddlestix RV & Golf Resort, Its owner, 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 Lessee(s) arising out of the use of Fiddlestix RV & Golf Resort facilities.

13. **Physical Damage Insurance:** Lessee(s) are to maintain damage insurance policies to every piece of valued merchandise brought on property to cover the Lessee(s) from loss of any and all their recreational vehicles, trailer, boat, deck or patio, shed, awnings, golf cart etc., as well as, any personal property of any description personally owned and brought onto RV site. Fiddlestix RV & Golf Resort shall not be deemed responsible for any loss or damage to Lessee(s) property on or at the Resort that is not directly attributable to negligence on the part of Fiddlestix RV & Golf Resort. Additionally, Fiddlestix RV & Golf Resort, and its owners, employees, and associates are not responsible for damage vandalism or theft of Lessee(s) property and or personal possessions at the Resort.

14. **Termination by Lessee:** Lessee(s) has the right to terminate Agreement 30 days prior to season start, May 1st, **only with a written notice** given to MANAGEMENT AND E-MAILED TO info@Fiddlestixrv.com. If termination is requested during May 1st-October 1st, there will be no financial reimbursement. Termination by Lessee(s) will not be accepted verbally but must be in writing via text message, email, or written notice sent by mail. Time of 30 days starts when a written notice is **received** by Fiddlestix RV & Golf Resort.

- a. Upon expiration or termination of this Agreement, Lessee(s) shall quietly and peacefully return the site to as good a condition as it was upon commencement of this Agreement;

ordinary wear and tear is accepted. Any damage done to the site of Fiddlestix RV & Golf Resort will be the responsibility of the Lessee(s).

- b. On or before the expiration or termination of this Agreement, Lessee(s) shall remove any and all its personal property from the RV site including the RV Unit. If Lessee(s) fails to remove all personal property from Resort property in a timely manner, Resort shall have the right to remove personal property from RV site with a lien upon personal property for the actual and reasonable value plus additional costs incurred from what is spent by Fiddlestix RV & Golf Resorts for removal, including staff wages, and costs of storage which is \$20.00 a day. Resort shall not be liable for any damage incurred in moving personal property including the camping unit and all additional items left of value. This provision does not waive any right for non-RV Site holder to be on the Resort grounds or use any amenities while items of interest are located on premises.
- c. If Lessee(s) remains in possession of the RV site after the expiration or termination of this Agreement without the written consent of Resort and or executing a new agreement, Lessee(s) shall be deemed subject to pay an additional \$1000 on a month-to-month fee until possessions are removed from Campsite, Lessee(s) shall pay Resort damages arising from Lessee(s) failure to extract item(s), and or management can remove the RV unit and or personal property at Lessee(s) expense without an assumed cost to Resort of loss or damages to Lessee(s) personal property or RV Unit. This provision does not waive any other right of the use of Resort under this Agreement.
- d. If Lessee(s) requires the assistance of the Resort in moving Lessee(s) RV Unit and/or other personal property (i.e. deck/patio, shed, etc), such services will be provided at the convenience of the Resort, without assuming any responsibility for any damage to the RV Unit and/or other personal property, at a rate of \$55.00 per hour (One hour minimum). Resort's equipment shall not be loaned during such time.
- e. **Lessee(s) is aware they will be held legally responsible to pay all monies that occur due to damage caused by Lessee(s), these damages may be but not limited to, property, buildings, person(s) that occurred to or on Fiddlestix RV & Golf Resort property including any outstanding balances not paid and all expenses which may arise to its Owners, expenses that may occur due to any kind of lawsuit Civil and or Criminal, made from Fiddlestix RV & Golf Resort or by Lessee(s), this includes but not limited to payments of lawyers, court fees/cost, and travel to appear.**

15. Termination of Lease Agreement by Fiddlestix RV & Golf Resort: This Agreement can be terminated without a refund to Owner for violations of Fiddlestix RV & Golf Resort rules, such as but not limited to, non-payments, unruly behavior, fighting or domestic disputes. RV Units will have to be removed from the park within 7 days of any eviction notice. Any time after 7 days there will be a \$20 per day charge for storage. This payment will be made in full before RV unit is allowed to leave the park and charged to the credit card on file. **IF** you choose to move your unit out, there will be no refunds. **If you decide to sell your unit after you have signed this contract, the new lessee(s) must be approved by Fiddlestix RV & Golf Resort and they must fill out a new Lease Agreement. There will be NO Subletting.**

16. **Late Fee:** Lessee(s) is responsible to pay all payments, fines, charges and fees on time. Any payment that is not received on time will be charged to the credit card on file. An additional late fee of \$50.00 (7) seven days after missed payment will be charged if the credit card on file is not current. If any portion of the Lease Agreement remains unpaid, the Lessee(s) shall forfeit the \$1,000.00 down payment.
17. **RV Site Down Payment:** Upon execution of this Agreement Lessee(s) shall pay, 50% of the annual lease agreement and an initial Site Fee of \$100. The down payment will be deducted from the current season lease.
18. **Site maintenance:** Lessee(s) is prohibited from cutting and or trimming any tree or tree limbs, and or removing shrubs without approval from Fiddlestix RV & Golf Resort. As a convenience to the Lessee(s), the routine mowing of your site will be a service included with your site rental. Lessee(s) are responsible for keeping their lot neat, and exterior of RV in good repair. Only lawn furniture outside. (NO couches, chairs, etc.) No garbage of miscellaneous items left outside. If there is a need for Fiddlestix RV & Golf Resort to do upkeep on Lessee(s) site there will be charges for their services.
19. **Garbage Removal:** Lessee(s) is responsible for garbage and refuse disposal. Fiddlestix RV & Golf Resort will have trash receptacles located throughout the property for disposal of household waste only. **Items such as, but not limited to, furniture of any kind, boat tarps, construction materials, demolition materials, carpeting, fish guts, lead acid batteries, paint, hazardous chemicals, appliances and furniture items are not permitted** in the trash receptacles. You are not allowed to bring trash from any offsite location to Resort and discard in the trash receptacles.
20. **Rules of the Resort:** Resort has posted reasonable Rules governing the Resort and use of Resort property, as Resort has deemed necessary. A copy of the Rules & Regulations shall be available in the office of the Resort. Any violation of the Rules shall be deemed a breach of this Agreement. Resort may make changes to the Rules, giving written notice of changes to Lessee(s) at least fourteen (14) days before new Rules become effective. Lessee(s) acknowledges existing Rules and agrees to adhere to them in this Agreement.
21. **Failure of Resort to Act:** If the Resort fails to insist compliance with the terms in this Agreement upon Lessee(s), this Agreement shall not constitute in a waiver of violation making agreement breached.
22. **Defaults:** The occurrence of any one or more of the following events shall constitute a default and breach of this Agreement by Lessee(s) and Lessee(s) shall be required to leave Resort property and will no longer be allowed on Resort property until reconciled with Fiddlestix RV & Golf Resort Management.
- a. Failure of Lessee(s) to make any payments of annual lease agreement or any other payment required to be made by Lessee(s) under this Agreement.

- b. Failure by Lessee(s) to repair any damages or to observe or perform any terms written within this agreement exceeding a period of Ten (10) days after the due date.
 - c. This Agreement is passed to any other person or entity by act of Lessee(s).
 - d. Lessee(s) becomes insolvent or bankrupt or makes an assignment for the benefits of creditors or a receiver or trustee of Lessee(s) property is appointed and is not discharged within thirty (30) days
 - e. Lessee(s) abandons or vacates the RV site without notice to Resort. Resort will make efforts to contact Lessee(s). If all attempts to contact Lessee(s) fail after thirty (30) days this agreement is void
23. **Indemnification:** Lessee(s) shall indemnify Resort and shall hold Resort harmless from and against any claims, actions, damages, liabilities, and expenses including attorney's fees, caused by the occupancy or use of the RV site, wholly or in part, by an act or omission of Lessee(s), its occupants, invitee, or guests including, without limitation any accident, injury, or damage to any person on property, or by reason Lessee(s) breach or default in the performance of Lessee(s) obligations under this Agreement. If the Resort shall, without fault on its part, be made a party to any litigation commenced by or against Lessee(s), the Lessee(s) shall protect and hold the Resort harmless and pay all costs, expenses and attorney fees incurred or paid by Resort in connection with such litigation. Lessee(s) indemnification of Resort under this section shall survive the expiration or termination of this Agreement. Lessee(s) shall read and is familiar with **MN Legislature 302A.521 INDEMNIFICATION** clause prior to any legal actions taken, as this section will be in reference to all Fees that would fall upon Fiddlestix RV & Golf Resort and or its Owner(s).
24. **Binding Effect:** This Agreement shall be binding on all person(s) using the Lessee(s) RV site.
25. **Electric Metering and Billing:** Each site has its own electric meter that is read by resort staff once per month. The credit card on file will be charged when the Resort Management enters meter reading billing into Campspot. Lessee will receive a credit card receipt via email.
26. **Septic Tank Pumping:** Fiddlestix RV & Golf Resort is not responsible for pumping out individual RV holding tanks. The Resort has arrangements with a local company, Septic Check, to pump out holding tanks. Septic Check will provide holding tank pump out on a scheduled basis. Wednesday of each week will be scheduled for pump outs. Please check with the office to confirm the date of service. Following is the process to be followed:
- Only one company will be providing service to the Resort which will limit excess traffic throughout the Resort. They will pump out your tank upon request on one specified day of the week.
 - Holding tanks are 760-gallon capacity with a system of monitoring the fill level of the holding tank.
 - Plan ahead. When you need service:
 - Contact the Resort office to have your tank pumped. Your name will be on the next week's list.

- Septic Check will come on their scheduled day to provide service. They will stop in the office for the list of sites that have requested pump out service.
 - Each site on the list will be pumped as requested.
 - Invoices for the service will be submitted for payment.
- For Septic Check to provide service a credit card and email address must be on file. Charges for the pump out will ~~range between \$70 to \$85~~ be charged a per gallon rate. Sites that have their holding tanks pumped out will be charged for the service on the credit card on file and will receive a credit card receipt via email.

Signature line authorizing Fiddlestix to charge credit card on file for Septic pumping and electric charges.

Sign_____ Date_____

By Signing this Agreement, I (we) am (are) hereby acknowledging that all Lessee, Occupants, Family Members, Guests and Invitees have read and understand all the terms of the Fiddlestix RV & Golf Resort Lease and Rules & Regulations; all such individuals agree to abide and comply with the terms. We reserve the right to remove anyone from our grounds at any time due to misconduct or not following rules and regulations instilled in this agreement.

Signed by: _____					
Lessee	PRINT	Date	Lessee	SIGN	Date

Lessee	PRINT	Date	Lessee	SIGN	Date

Lessee	PRINT	Date	Lessee	SIGN	Date

Lessee	PRINT	Date	Lessee	SIGN	Date

Name of family members staying at site:

FIDDLESTIX RV & GOLF RESORT STAFF USE:

Received By:

Name

Date

Exhibit A – Deck and Storage Shed

Lessee may add a deck or patio and a storage shed to their site by submitting a design plan to management for approval. Lessee will provide **written approval only.**

Deck or patio has a size restriction of 10' x 30' only.

Storage Shed has a size restriction of 10' x 10' only. They must be on the back side of the RV pad or on the back line of the RV site.

If you decide to not renew an annual lease so you can relocate, the ground beneath the deck and storage shed must be returned to new grass. If you decide to leave your deck on the site and not take it please contact management in advance.