

Fiddlestix RV & Golf Resort 2025 Lease Agreement

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

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 St. Isle, MN 56342. Subject to the terms and conditions listed and referenced in this agreement for the following time period, the leased lot cannot be sublet to another party, and rental amounts. All agreements are subject to annual renewal.

Site #: _____

Name: _____

Spouse/partner name: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Phone #: _____

Phone #: _____

Email Address: _____

Email Address: _____

License #: _____

License #: _____

Birthday: _____

Birthday: _____

List DEPENDENT children(s) less than 18 years of age by name and birth date. All individuals must be specifically included.

DOB: _____

DOB: _____

DOB: _____

DOB: _____

**Please note that any adult children over the age of 18 who are not dependents listed under MN State Law are required to register at the office (MN Statue 327.13). Please keep in mind that state statutes require all persons on property must be registered with name, address and license plate number. Check in at the office upon arrival.*

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Down payment of \$2,000 or \$2,100 for concrete pad; 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, 2025, prior to parking your RV on your site.

Site fee: \$100.00. Refundable with terms and conditions met at the end of your stay with Fiddlestix RV & Golf Resort.

Winter storage: \$100.00 per month without a signed lease in place for the following year.

We invite you to join and participate in the following:

1. The private Facebook Page for seasonal guests only: Fiddlestix seasonal campers
2. Like and follow our Facebook page: Fiddlestix RV & Golf Resort

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 happens on or off grounds.

Name: _____ Relation: _____ Emergency #: _____

Name: _____ Relation: _____ Emergency #: _____

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 the RV resort must register at the office and display a Resort issued parking pass.

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

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

Vehicle #3: Year: _____ Color: _____ Make/Model: _____ Plate #: _____

Boat/Trailer: Year: _____ Color: _____ Make/Model: _____ Plate #: _____

Golf Cart: Year: _____ Color: _____ Make/Model: _____ Plate #: _____

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 for 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 cancelled, 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.

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RV Information:

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

Manufacture/Model: _____ Year: _____ Length: _____

of Slide Outs: _____ Slide out(s) side: Driver: ____ Passenger: ____ Both: ____

(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 RVs:** RV must be manufactured with an RVIA or RTPA seal (or request exception) at time of first agreement. All RVs 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 from 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 the next RV site, use of vacant sites or resorts common ground areas.
3. **Responsibility:** The Lessee(s) is 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 and pump outs will be billed monthly by the resort. Lessees(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 the vehicle window at all times.
 - a. The 9-hole golf course, bar/restaurant, miniature golf and Fun Park is open to the public.
 - 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 \$5.00 per person (5 years of age and under are free). If guest(s) brings a pet, there is a \$5.00 per pet/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'x10'), Inground fire rings surrounded by pavers flush to the ground or elevated portable fire ring are acceptable. Any additional items you would like to store on your site require prior written approval from Resort management. All individuals are responsible for following posted speed limits and parking regulations on Resort property.

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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:

- i. Each site will include an underground 760 gallon holding tank with a tank level gauge. Pump-out services will be pumped each Wednesday through Septic Check as needed.
- 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 damages caused by or arising from said pump-out services. The 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 from discharge during connection or disconnection of RV hoses 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 with 20-, 30-, & 50-amp services.
- ii. The electric meters will be read monthly.
- 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 is restored. The 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.

7. **Pets:** Lessee(s) can bring 2 dog(s), additional dogs will come with a \$50.00 charge which is also subject to prior approval by Resort management. No other animal besides a dog will be accepted without a special request approval in writing from the Resort office. Current vaccination records must be on file with the Resort, prior to season starting. **E-mail vaccination forms** to info@fiddlestixrv.com prior to arrival or must be presented before entering the 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. Failure to comply will result in a charge of \$50.00 per incident. 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) and/or pet(s) on the Resort property, the Lessee(s) will have full responsibility for any and all medical bills and legal fees that may arise as a result of the incident. Following such incident, Lessee(s) dog(s) will not be allowed on the 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 when leaving the pet unattended will give the resort cause to require

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the pet be removed from the resort. No pets are allowed in or around the pool area, in the bath houses and must be always kept on a leash while on the 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 the 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. 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 government laws, statutes, and ordinances always. 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 any or use fireworks onsite including sparklers.
- c. Lessee(s) shall check with Resort staff 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 an RV site from October 15th through April 30th. Seasonal weather may permit a 1-week early arrival or a 1-week late departure ONLY AFTER RESORT MANAGEMENT NOTIFIES GUESTS. This is not to be assumed. Due to Minnesota weather, we will try to ensure the full 5 months of the summer season, but 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 the Lessee(s) Agreement, revoke all Lessee(s) privileges, and expel all Lessee(s), 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 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 acts(s).

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- 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.
- 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 and regulations.

12. Release and waiver 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 to their RV site including guests, family, and the general public access to the Resort. The 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 to. 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) accepts 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 owners, 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 the agreement 30 days prior to the season's start, May 1st, **only with 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, 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 of 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

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incurred from what is spent by Fiddlestix RV & Golf Resort for removal, including staff wages, and costs of storage which is \$50.00 per 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 holders 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 the Resort and/or executing a new agreement, Lessee(s) shall be deemed subject to pay an additional \$1000.00 on a new month to month fee until possessions are removed from the RV site. 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 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/costs, 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 \$50.00 per day charge for storage. This payment will be made in full before the RV unit is allowed to leave the park and charged to the credit card on file. **IF** you choose to move your unit, 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 \$2,000/\$2,100 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 \$100.00. 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 or 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 service.

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- 19. Garbage Removal:** Lessee(s) is responsible for garbage and refuse disposal. Fiddlestix RV & Golf Resort have trash receptacles located on the property for disposal of household waste only. Don't leave your trash anywhere outside of your RV. It will not be picked up by staff members. **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:** The Resort has set reasonable rules governing the Resort and use of the Resort property, as the 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. The Resort may make changes to the rules, giving written notice of changes to Lessee(s) at least fourteen (14) days before the 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 the 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)** abandon or vacates the RV site without notice to the Resort. The Resort will make efforts to contact Lessee(s). If all attempts fail after thirty (30) days, this agreement is void.
- 23. Indemnification:** Lessee(s) shall indemnify Resort and shall hold the 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 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 owners.
- 24. Binding Effect:** This agreement shall be binding on all person(s) using the Lessee(s) RV site.
- 25. Electric metering:** Each site has its own electric meter that is read by Resort staff once per month.
- 26. Septic tank pumping:** Management will read tanks every Tuesday and schedule pump outs every Wednesday.

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27. Electric and Septic Billing: Once a month an invoice will be emailed to Lessee(s) at months end. The invoice will include the electric bill and any septic pump out charges. Payment for pump-out services and electric reading is due within 10 days of the invoice date or the credit card on file will be charged. If the invoice isn't paid by the due date the credit card on file will be charged. The Resort will provide the invoice and payment confirmation to Lessee(s) via email.

Signature line authorizing Fiddlestix RV & Golf Resort to charge credit card on file for septic pump outs and electric charges.

Signature: _____ Date: _____

Signature: _____ Date: _____

By signing this agreement, I (we) am (are) hereby acknowledging that all Lessee(s), occupants, family members, guests and invitees have read and understood all the terms of the Fiddlestix RV & Golf Resort Lease and Rules and 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 the rules and regulations instilled in this agreement.

Signed by: _____

Print

Date

Sign

Date

Print Date

Sign Date

Print Date

Sign Date

Name of family members staying at site (not dependents):

_____	_____
_____	_____
_____	_____

Fiddlestix RV & Golf Resort Staff Use:

Received by:

Date:

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Campground Rules

****NOTE** WE ARE AN RV PARK. ALL RVs MUST BE COMPLETELY SELF CONTAINED BY STATE LAW TO STAY AT OUR PARK. This means all campers/RVs must have a toilet, sink, and shower with holding tanks. NO TENT camping is allowed at Fiddlestix.**

1. This Site shall be used only for the placement of (1) one RV for the exclusive use as a private seasonal RV site for Lessee(s) and immediate dependent family, as set forth in the Lease Agreement. Lessee(s) shall be responsible for the acts of Lessee(s) children, guests, and pets, even if they are not present.
2. Each RV site will have parking for only 3 vehicles including boats/trailers/ATVs at any given time. Lessee(s) will receive (2) two car passes with their lease and will be issued to you upon full payment of your lease. This is for your protection so Fiddlestix RV & Golf Resort will recognize when unauthorized vehicles are on the premises. All guests must register in the Resort office and receive a guest parking pass. Car passes must be displayed on all vehicles.
3. Please park in designated areas only. **WE DO NOT** allow parking alongside any Resort roads. This is a huge safety issue. **No parking is allowed in any grass areas.** Do not park in empty sites or in common areas.
4. Speeds should never exceed 5 mph. ATVs must be stored on trailers on Resort roads or grounds. **Anyone operating a motorized vehicle on the Resort property must have a valid Driver's License or have their ATV Certificate.**
5. **Quiet time is 10:00 p.m. to 8:00 a.m.** Noise at any time of day must not be a bother to your neighbors. The volume of radios, TVs and voices should not exceed your contained RV site or be projected farther than 50 feet in radius. No large parties, loud music or other disruptive behavior will be allowed. Please remember that your neighbor may be trying to sleep. Rowdiness, loud music, abusive language, drunkenness, and possession or use of drugs is strictly prohibited.
6. All pets must always be contained or restrained on a leash of no more than 6 feet. Droppings and any waste material from pets must be picked up immediately and removed to trash containers located throughout the Resort. Pets must be quiet, and pets are NOT allowed in the pool area.
7. Please keep your site area neat and clean. Please keep outside storage of items to a minimum. You are responsible for your own garbage. Do not leave garbage outside of your RV. It will not be picked up. Trash receptacles are provided behind the cart barn at the east side of the park.

8. NO ground fires allowed. Grills cannot be used for open fires. Fires must be contained in an above ground outdoor enclosed fire pit and in designated areas. Fires must be completely extinguished before leaving the RV site.
9. Waste/sewage and water from sinks or other plumbing fixtures must be deposited in the holding tank located on your RV site. Nothing can be deposited directly on any pavement, dirt, or vegetation.
10. Parents are responsible for the whereabouts, safety and conduct of their children. Children must always be accompanied by an adult when using the pool area. Staff are not responsible for being held accountable for your children. **No one under the age of 12 may be left unsupervised on property especially around the ponds or the pool area.**
11. All signs, notices and directions posted by the RV Resort management must be obeyed. Noncompliance may result in immediate loss of resort privileges.
12. Respect the property of all the neighbors of the Resort property. Do not trespass on their land.
13. All federal, state and local laws must be always obeyed.
14. Fiddlestix RV & Golf Resort reserves the right to refuse service or evict anyone in violation of those RV Resort Policies of good camping, for destroying, or defacing property, and/or creating a disturbance.
15. Fiddlestix RV & Golf Resort is not responsible for fire, theft, injury, or loss of personal property. Lessee(s) is liable for all damage to the site and park caused by Lessee(s), Lessee(s) children, guests, and shall pay for all repairs.
16. Fiddlestix personnel will be monitoring the park and their decisions on security pertaining to noise, campfires, and other infringements of the rules are final.
17. Underage alcohol consumption will not be tolerated in this Resort. Violators will be asked to leave the park. Underage drinking or drug use will be reported to the proper authorities and offenders will be banned from Fiddlestix RV & Golf Resort. We reserve the right to remove you and/or your guests without any refund.
18. Persons 21 years or older are permitted to smoke in designated areas only. Underage smoking will not be tolerated.
19. **All guests and visitors must register at the Resort office to obtain a vehicle pass** before entering the facility. Guests are expected to register at the office and are subject to a Visitor Fee for each visitor over the age of 5 years for access to Resort amenities and parking. These charges are to offset the expenses of security, insurance, maintenance, wear and tear, etc. Any guest not registering will be charged to your site and asked to leave the premises. Please limit the number

of guests to no more than four per day. Larger parties must be approved by Management. If you do not register, you may be asked to leave the park. All visitors should know the unit number and name of the person they are visiting. Every visitor must register at the office, pay Visitor fee, obtain a parking pass and review Resort Rules and Regulations.

20. Fiddlestix RV & Golf Resort reserves the right to remove any person not complying with posted rules by pool area.

21. Lessee(s) shall not cause or permit any flammable or explosive material, oil, radioactive material, hazardous or toxic waste substance to be brought upon, used, stored, or dumped on the RV site nor within the Resort property.

22. All RV skirting, sheds (limited to 10' x 10'), decks and patios (10' x 30' maximum) or any other change to the campsite **WILL ONLY BE ALLOWED WITH PRIOR MANAGEMENT APPROVAL. NO EXCEPTIONS!**

23. Management must approve any replacement or additions to property including the RV itself.

24. Appliances must be kept inside except for one grill.

25. Lessee(s) shall always keep their RV and any improvements on site maintained and in good condition. Lessee(s) shall keep RV leveled and all exterior surfaces well maintained. Any broken windows shall be immediately repaired.

26. Items of lawn furniture, grills, or planters shall be stored inside, on the deck or patio while Lessee(s) are not onsite. Lawn furniture must be in good condition. Broken or damaged items must be disposed of properly.

27. Management may at any time close any of the private streets or walkways of the park for repairs or maintenance. A 24-hour notice will be posted unless there is an emergency.

28. All black, gray or discharged water coming out of Lessee(s) unit must go into a holding tank. Violators will be subject to heavy fines and penalties by the State of Minnesota.

29. If you want to sell your RV unit, no For Sale signs can be posted at the RV site. Information for the sale of your unit can be posted in the office or the Seasonal FB page.

30. All seasonal Lessee(s) must carry year-round insurance and liability for their units and personal belongings with a copy of the current coverage on file in the office.

31. You must have a valid driver license to drive vehicles and golf carts on Resort property. This is a requirement for insurance purposes.

32. Safety at the Resort is our number one priority. Do not sit or stand on fences, railings, or buildings.

33. Swim at your own risk. Children 12 years or younger must be accompanied by an adult around the pool. **NO** diving, flipping, somersaults or rough house behavior from the pool deck nor any ponds.
34. The use of firearms on Resort property is prohibited.
35. Any person whose conduct is offensive or disorderly to other Lessee(s) will be required to leave the premises or be restricted to their campsite only.
36. We reserve the right to restrict children to their site if their behavior or actions are unacceptable or found unattended. We are not a daycare and will not babysit children while you are not present.
37. All Lessee(s) and guests must follow the rules and regulations listed as well as posted signs around the facility.
38. Vandalism and disturbances on Resort property will call for immediate action, including termination from the Resort.
39. The laundry room and bathhouses are not a place to congregate and hang out.
41. The Resort is close to the trails; you can ride your ATV's or UTV's vehicle directly from your site. The speed limit is 5 mph and are only allowed to be used while exiting or entering the Resort property to access trails. Resort Management reserves the right to remove permission of ATV or UTV if policy is being abused.
42. Personal golf carts are not allowed on the golf course unless approved by management. They are permitted to be used on campground roads.
43. Management has the right to terminate access to Resort property to protect other Lessee(s).

Thank you for staying with us! We hope you have an enjoyable stay, and we look forward to seeing you again in the future!

-Management and Staff-