

Sandy Pines Resort
2731 Raven Lane NW
Backus, MN 56435
218-947-4467
vacation@sandypinesresort.com



This contract agreement is intended to confirm our commitment to you and your understanding of the rules.

Sandy Pines Resort is committed to providing a clean, safe and relaxing family friendly atmosphere to all the resort guests. Our goal is to offer a high quality experience and facility. All campers need to understand that in order to provide and maintain this, rules need to be made and followed to avoid Drama, conflicts, problems, misunderstandings and unsafe conditions and so that everyone is treated fairly and equally.

GENERAL:

The camping season shall run from May 1, 2021 to September 30, 2021. Use of your camper is allowed before/after the camping season with the understanding there is no water or sewer usage & the resort is not required to have roads accessible to your camper during the off-season. Deposit must also be paid prior to the unit being occupied in the Spring. Included in rate is campsite for 2, sewer, and water. We reserve the right to ask anyone to leave as a seasonal or a guest for reasons decided by the owners. All Campers must be no more than 5 years old upon arrival **or** pre-approved, then grand fathered in unless resort feels otherwise. Rental agreement runs between Resort and this Contract; the site shall not be transferred, or sublet, either directly or indirectly per County and State laws.

QUIET TIME/CONDUCT:

To assure proper enjoyment of the resort, quiet time shall exist from 11 p.m. to 9 am; no loud music, no loud talking or shouting, boisterous or intoxicated behavior, foul language, or conduct disturbing the other fellow campers and guests of the resort. Campers assume responsibility for the actions & conduct of their family members and all of their guests. 1 verbal warning will be given, 1 written warning, and then eviction.

Extra Guests:

ALL EXTENDED FAMILY/GUESTS must be registered **upon arrival** at the Resort Office. You, or your extended family/guests will be expected to pay a \$35 for the Season or \$8.00 for overnight per person/pet fee. **PLEASE REGISTER YOUR GUESTS by Texting Tina at 320-226-0387 before the arrive; Please do not just tell Tina or Chad when they are not in the office as we will forget.** We need to know who people are that are wondering around; Insurance Purposes storm/accidents; they generate more garbage, more sewage, more wear and tear on all of our facilities.

SELLING YOUR TRAILER ON-SITE :

Selling your trailer on site can only be done with consent of the Resort. Consent may be given or withheld at Resort's sole discretion. Your buyer will NOT automatically get your site. **If you sell your RV onsite, a 3% selling surcharge will be paid to the Resort by the seller.** If you intend to sell your trailer on-site you must follow these steps: Inform the Resort of your intent to sell & get approval to sell on site & sign selling contract and all potential buyers wanting to purchase camper and the site must be approved by the Resort before purchase can be completed.



PARKING: Speed limit for all vehicles is 5 mph, GOLF CARTS INCLUDED

2 vehicle parking allowed per site only, one is preferred. Visitor parking must check with Resort Office, this has been an issue. No boats, Pontoons, or Trailers of any kind will be permitted to be parked at the RV Sites. Temporary parking space of trailers will be available, PLEASE ASK CHAD WHERE TO PARK!! Please take your trailer home if you are leaving your boat in a slip. NO Jet Skis/Personal Watercraft allowed.

GOLF CARTS: Speed limit for golf carts is 5 mph.

Lots of Little Kids around, please be CAREFUL and MINDFUL of this at all times. Tell your kids the Rules! Golf carts must be **ELECTRIC** They must be stored in a shed or brought home when you are not here. No driving after dark please; if you do, the use of headlights is a must. Be careful to remain on the correct side of the driveways and designated parking areas as grass is hard to grow. **PLEASE STAY OFF OF GRASS WITH GOLF CARTS.** When at fish cleaning, park on the road! When going to the beach, park behind the playground not beyond that. When going to your boat slip, use marked golf cart parking. When using shower house/laundry please do not drive on the grass! Sandy Pines Resort Golf Carts are only to be used by Employees. We reserve the right to ban anyone from using their golf cart on resort grounds if rules are not followed.

RESORT FACILITIES:

Camper shall enjoy use of common facilities, and pay proper respect to other campers and resort guests, please be respectful. Adult must be present **AT ALL TIMES** when children under 12 are swimming. Resort does NOT have a lifeguard. No running on docks. No diving off docks. Life jackets are strongly advised for young children swimming or fishing from the docks. No littering or leaving toys etc. on beach. Clean any messes before leaving beach area. No inappropriate or suggestive behavior, language in the swim and/or other resort areas. No motorized water craft within the swim area. No throwing of hard objects such as rocks in swim area. Your safety and others is of great importance.

CLEANLINESS:

YOU ALL DO AN **AMAZING JOB** OF THIS: **THANK YOU** FOR HELPING MAKING OUR RESORT LOOK SO NICE 😊 Campers shall maintain their camping units and campsites in a clean and presentable fashion at all times. ALL Campers & outbuilding exteriors are required to be cleaned at least once a year. No garbage, littering, cigarette butts are to be thrown anywhere. NEVER leave bagged garbage outside your camper, garbage should be bagged and put in the dumpster. **DUMPSTER IS FOR NORMAL DAILY HOUSEHOLD GARBAGE ONLY.** No disposing of Bonfire Ash, boxes, outside garbage, furniture, junk, appliances, building supplies, etc. we get charged a great amount for this. **Fish Cleaning; No fish remains are to be placed in dumpster!** You clean up the facility after cleaning fish, bag all fish remains in plastic and place in freezer outside the fish cleaning house.

DECKS AND OUTBUILDINGS:

The installation of buildings, additions or permanent screened porches is not allowed without prior approval from us and the county. Small storage sheds, no larger than 8 x 10 will be allowed, with pre-approval. Shed is to be neutral colored and in good condition. Resort will advise as to the placement of the unit, shed, and deck placement. Portable wood decks need to be approved by the Resort and must be permeable materials (wood decking), concrete slab patios are not allowed. Decks can be no longer than your unit or the county will assess and you will be taxed. No putting up of privacy fences or other permanent structures. Camper is responsible for all applicable permits. Campsites are required to remain **PORTABLE.**



GRASS, TREES, FLOWERS, IMPROVEMENTS:

YOU will be responsible for summer lawn maintenance. No cutting of trees, either alive or dead without prior approval by Resort. Planting of trees is encouraged with prior approval. Planting of flowers on campsites is permitted and encouraged. If wanting Black Dirt or Grass see this is at CAMPERS EXPENSE. Chad is willing to help, move Campers in/out, sheds moved, decks moved; we will need to charge a fee to use the skid loader at times.

BATHROOMS:

Coed Bathrooms and Showers are available in the RV Park. The use of disinfectant spray in showers is always recommended. Please clean up after yourself in rest rooms so they stay clean. No washing of any pets in showers. If you clog the toilet, please unclog it yourself if possible! Report any maintenance problems to CHAD immediately.

PETS:

Your pet must be on a leash when walking around the resort grounds or must stay within camper's campsite. Excessive barking, whining, or other noises that the campers pet may produce will NOT be permitted. ALWAYS pick up after your pet. No one likes to step in Poo. Vaccinations must be up-to-date. **Pets are not allowed on the Beach!**

CAMP FIRES & FIREWOOD:

Metal fire rings or large stones for fire pits. Extinguish all fires upon departure or retiring to bed. Burn wood & paper products ONLY. Small woodpiles are allowed behind your unit or shed, no more than 1/2 a cord. If camper covers wood pile, a brown tarp is required. If you would like to purchase a bundle of wood to cut yourself it will be \$85.

INSURANCE:

All campers are responsible for insuring their units, all personal property & for personal injury. Resort strongly advises campers to obtain property and personal insurance.

CAMPER AGREES THAT THE RESORT IS NOT RESPONSIBLE FOR ANY LOSS, PROPERTY DAMAGE, OR INJURY TO CAMPERS OR THEIR GUESTS WHILE ON THE RESORT PROPERTY.

ELECTRICITY:

All campers are responsible for their own electricity usage. Resort will bill Camper once a year upon departure for the season.

BOAT SLIP, BOAT LIFT and BOAT STORAGE:

Boat Lifts – You own your lift and it must be pre-approved, to make sure your crank is on the correct side of the lift for the Slip you will be assigned to. Slip price includes putting lift in the water in the spring, removing it in the fall and winter storage, you are not allowed to put your lift in and out yourself. If you have a covered canopy lift, it must be Hunter Green Canvas top. Must be solar powered or hand crank, no electricity will be provided!! If you pay for a slip and leave the boat in the water for the season, you must bring your trailer home. When you are not here and there is bad weather we are not responsible for your boat or lift. Boats are NOT ALLOWED to be parked by your camper! There is power in the boat parking area for charging your batteries. We are not responsible for any damage to your boat/pontoon/lift under any circumstance. You may put a sign saying Private Property on your boat.

2021 lot rent is \$2300 for 2 people



DEPOSIT:

The Resort reserves the right to deny renewal of site. If unit is denied for next season, all camper belongings must be removed by October 1, 2020 or the camper will be charged the daily camping fee of \$25 per day until the unit is removed. Units may remain in their sites during off season providing the deposit fee of **\$650 has been paid by October 1, 2020** (For new seasonal campers' deposit is due upon booking) Late Fee's will be \$25 every 30 days of unpaid deposit. In the event of any rules of the campground are broken; Rental agreement shall be canceled immediately, and the camper forfeits ALL payments and ALL deposits. If evicted, the camper must vacate immediately and has 48 hours in which to remove the unit and all belongings. Camper is responsible for all court costs, attorney fees, commercial removal and storage and any cleanup fees..

In addition, the Resort is subject to the Minnesota Innkeepers Laws. As such, we are required to refuse admission or evict any guest for one or more of the following reasons at any time:

- Camper refuses or is unable to pay for accommodations or service.
- Camper/guests threatens or endangers others, displays disorderly conduct, excessive profanity or intoxicated behavior.
- Camper destroys or threatens to destroy campground property; neighboring property; or other Camper/Guest property.
- Camper is reasonably believed to be harboring or using on the property, unlawful or controlled substances.
- Camper is reasonably believed to have brought dangerous property, such as firearms and explosives on to the property.
- Camper violates Federal, State, local laws and ordinances, or Sandy Pines Resort rules related to the campground.
- Camper shows "disrespect" and is just not nice to owners, or others.
- 2021 Remaining Balance is due **APRIL 15th 2021**, OR when your camper is first opened up for the year whichever is **First** Site cannot be used until the rent is paid in full
- We Welcome extra Guests just **PLEASE REGISTER THEM.**
- Tents are **NOT** ok to put on your site anymore, they **MUST** rent a campsite
- Agree to **ALL GOLF CART RULES**
- **NO** disposing of Fish Guts, Ash's, boxes, outside garbage, furniture, junk, appliances, building supplies, etc. in Dumpster.
- Pavilion Rules; It is a 1st come use, You must clean up after yourselves; **GARBAGE MUST BE TAKEN TO DUMPSTER**

Renewal Deposit of \$650 is non-refundable, and is Due October 1st 2020 (New Seasonal Campers is due upon booking) A 3% Fee will be assessed if using a Credit Card to pay Deposit

The Resort Owners decision or that of the appointed security representative will prevail in enforcing all the above Rules.

Thank you, Chad & Tina 😊

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The 2021 lot rent is \$2300 for 2 people; Site # _____

Camper Printed Names 1. _____ 2. _____

Cell Phone : 1. _____ 2. _____

Email(s) : 1. _____ 2. _____

Address _____ City: _____ State: _____ Zip: _____

In case of an emergency, notify: _____ Phone: _____

Check All that Apply. Extra's (tax of 7.375% is applied to extra's).

_____ **PET/S \$35.00 PER PET PER SEASON. PETS NAME(S)** _____

_____ **Boat slip \$250 / Season**

_____ **Boat slip with Lift \$500.** See rules and regulations for lifts.

_____ **Boat Storage \$ 75.00/season (We will designate you a spot)**

_____ **EXTRA FAMILY MEMBER/S \$35.00 PER EXTRA FAMILY MEMBER PER SEASON, ALL AGES.**

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

Site cannot be used until the rent is paid in full. Remainder of rent is due by April 15, 2020, we will send out an Invoice.

- ✓ I have read and agree to all of the content in the above contract on all 5 pages in the contract.
- ✓ 2021 Remaining Balance is due **APRIL 15th 2021**, OR when your camper is first opened up for the year whichever is **First**
- ✓ We Welcome extra Guests just **PLEASE REGISTER THEM**
- ✓ Tents are **NOT** ok to put on your site anymore, they **MUST** rent a campsite
- ✓ Agree to **ALL GOLF CART RULES**
- ✓ I understand that not following the rules will result in eviction.

Renewal Deposit of \$650 is non-refundable, and is Due October 1st 2020 (New Seasonal Campers is due upon booking)
A 3% Fee will be assessed if using a Credit Card to pay Deposit

CamperSignature's 1. _____ 2. _____

Please Mail this sheet back with your Deposit.