

South Ripley Campground Retreat
2413 Mary Ingles Highway
Dover, KY 41034

This is an agreement between Pumpelly Development, Inc. owner and operator of South Ripley Campground Retreat located at 2413 Mary Ingles Highway; Dover, KY 41034.

I, _____, have read and understand the terms of this agreement and agree to rent the use of campsite number _____ from _____ to _____ for the sum of \$ _____. Each month's rent is due and payable the first day of the month. Monthly, weekly, and daily rentals are paid in advance. All tenants will be required to pay a 1 time **\$100.00** deposit for Electric.

Campground rental rates:

Campsite located on the riverfront (Closed in off season)

- ___ **\$2500** for riverfront campsite if paid in full by March 15 (7-month season) April 1 to November 1
- ___ **\$400** for campsite for the month of _____ located within 50 feet of the shoreline
- ___ **\$160** for campsite for the week of _____ located within 50 feet of the shoreline
- ___ **\$50** for a campsite for one day _____ located within 50 feet of the shoreline

Campsites located off the river (Open all year)

- ___ **\$2000** for off river campsite if paid in full by March 15 (7-month season) April 1 to November 1
- ___ **\$325** for a campsite for the month of _____ located beyond 50 feet of the shoreline
- ___ **\$160** for a campsite for the week of _____ located beyond 50 feet of the shoreline
- ___ **\$50** for a campsite for one day _____ located beyond 50 feet of the shoreline

- * All seasonal rental payments must be paid for a year or set up on two installments, 1st payment due by April 1st and 2nd payment by July 1st
- *All monthly and seasonal campers will be required to pay electric, water is free
 - * All daily or weekly campers, electric and water is included
 - *Any camper washing will be charged **\$10.00** for water usage
 - *We do not Pro-Rate camping
 - *No refunds for camping or leaving your spot early

PARK RULES AND REGULATIONS

1. Any behavior that is troublesome to your neighbors or does not respect their privacy will not be tolerated including unruly parties or loud noises/ QUIET TIME IS 1 AM TILL 7 AM
2. All charges paid for camping/ storage is non-refundable
3. It is the responsibility of the tenant to maintain the site in a clean and orderly manner to include weed eating and keeping fire pits cleaned out
4. No appliances kept outside of the camper
5. No campers or RV's that are over 15 years old will not be permitted for seasonal, monthly or weekly rentals
6. It is the responsibility of the tenant to pay all fees in a timely manner
7. No more than 2 cars permitted at any campsite unless of having guest
8. The use or possession of any illegal substance on this property will not be tolerated and may be reported to the proper authorities.
9. NO FIREARMS ARE TO BE AT THE CAMPGROUNDS / NO ATV's permitted
10. Only golf carts will be permitted, no one under 15 years of age is permitted to operate a golf cart
11. Camp fires are to be maintained in fire pits and only burning when someone is present
12. Management and Property Owners not responsible for accident or theft
13. All pets must be on a leash or inside your camper/ tenant must clean up behind pets
14. All tenants agree to follow all rules listed above to include any added rules added during your stay. Also, any policy or updates handed out or posted.
15. All tenant agree they are responsible for their guest anywhere on the property
16. Speed limit is 10mph and will be enforced (no spinning of tires)
17. All children (less than 18 years old) are to be on their parents' lot by dark unless with an adult
18. No bands, acoustics, or concerts, private parties (8 persons or more) are not permitted anywhere in the campground unless you have permission 2 weeks in advance from General Manager
19. No selling of legal or illegal alcohol, drugs or food
20. Any and all structures built on property must have approval
21. No hot tubs, swimming pools or dog pens permitted
22. No Pit Bull or aggressive dogs permitted
23. Any fighting on this property including Bar is automatic eviction
24. No one is permitted if you have been evicted from Drifters Paradise Campground/ Resort
25. All storage and electric fees must be paid by November 15 for 6-month lease. If not paid, you may forfeit your electric deposit and spot for the upcoming season

26. TENANTS AGREE THAT THE OWNERS/GENERAL MANAGER IS THE FINAL ARBITRATOR OF ANY RULES OR POLICY VIOLATED AND THAT IF DEEMED NECESSARY THAT YOU AND YOUR GUEST COULD BE TOLD TO LEAVE THE PROPERTY WITHOUT NOTICE AND FOREIT ALL MONIES PAID.

I _____ have read the above rules and agree to abide by them and if asked to leave the site will vacate the site within 24 hours of being asked. If I am asked to leave the site, I have 24 hours to remove all my property or forfeit the right to my property if not removed in 24 hours after receiving written notice to do so. I also understand that I forfeit all deposits and any payments made if I am asked to leave.

Signature of Tenant

Signature of Landlord

Date

Date

Address

City

State

Zip

Phone

Emergency Contact Name

Emergency Contact Phone

MANAGEMENT RETAINS THE RIGHT TO ADD, MODIFY OR DELETE ANY RULES IF NECESSARY