

Lake Arrowhead Property Owners Association Campground Annual Lease Agreement

This Lease Agreement is made between Lake Arrowhead Property Owners Association, hereinafter LAPOA, (Leaser) and _____ of _____
(Print) Association Members Name Home Address

(Lessee) owning Lot # _____ in the Lake Arrowhead Property Owners Association. (_____) _____
Association Member's Contact Phone

Camping unit License Plate # _____ and/or Lessee Vehicle License Plate # _____

RECITALS

A. The leaser is a non-profit corporation and operates this campground exclusively for LAPOA members.

B. The lessee must be a member in good standing of the Lake Arrowhead Property Owners Association. Should lessee wish to allow an approved family member or guest to occupy unit short term on the leased campground site, sole responsibility rests with lessee to ensure compliance and adherence of this agreement. Such approvals are in the sole discretion of LAPOA.

- *A member in good standing is defined as a Lake Arrowhead Property Owner who is current on all assessments and other obligations owed to Lake Arrowhead Property Owners Association and/or Campground and whose membership privileges have not been otherwise cancelled or suspended. Determination of good standing is in the sole discretion of LAPOA Board*

C. Lessee desires to lease an annual site in the Lake Arrowhead Campground. Primary lot owner(s) is only allowed one Annual Campsite.

Therefore, it is mutually agreed by and between the two parties that leaser will allow lessee to occupy the site known as Site # _____ in the Lake Arrowhead Campground, subject to the following terms, conditions and attached rules.

The term of this Lease Agreement is identified below unless otherwise terminated. Lessee should know that the water to the campsites will be turned on by May 15th and turned off on October 1st of each year. Lessee agrees to pay a leasing fee in advance according to the following schedule

Yearly Start Date: May 15, 20__ End Date May 14, 20__ RENTAL FEES \$850.00/Year

Access to storage must be arranged in advance with the Campground Manager. Note: The Storage area and rental sites should not be considered a secure area and none of LAPOA or its Board or Members or Representatives or Assignees (together, LAPOA Parties) will be responsible in any manner or form for any loss or damage to Lessee, Lessee's properties, or Lessee's invitees which may occur on said property or in any way in connection with storage.

Once rental agreement has been paid, there will be no charge for a tent used to sleep family members and/or guests on Lessee's lot. No more than 8 persons may occupy a campsite.

Annual lessees may camp uninterrupted from May 15th through October 15th each year. Camping during any other times shall not exceed more than two weeks during a calendar month. **The annual rate of \$850.00 is payable after March 1st and no later than May 14th of each year.** No refunds will be made after May 14th of the year lease agreement is executed. Annual assessments for current (summer) calendar year must be paid prior to camping fees. Lessee MUST remain "in good standing" with the LAPOA during all times or this contract shall be cancelled; all lessee property removed from rental lot, and rental fees forfeited.

Any property left on the rental lot and/or storage area after conclusion of this lease agreement (May 14th) will be billed at the daily campsite rate until removed. If unpaid after 30 days all property may be deemed abandoned and removed, impounded by law enforcement, and/or sold at LAPOA's sole discretion. Lessee authorizes LAPOA or its assignee the right to remove said property and Lessee releases and holds LAPOA Parties harmless for any and all damages incurred from or in connection with said removal. All costs associated with removal, selling, storage and other disposal of abandoned property will be the sole responsibility of Lessee.

Campground Rules are attached to this contract and can be printed from www.lapoa.com. The Rules are also posted on the CG Bulletin Boards. I have read the Campground Lease Agreement and the Campground Rules. I agree to comply with all that I have read. Further, that I hold LAPOA Parties harmless for any and all damages, losses, incidents, accidents, or claims related to this Lease Agreement and use of the Campground by me, my family, or guests. Simply put, I agree to release LAPOA Parties from all claims related to this Lease Agreement to the fullest extent permitted by law.

Signature of Lessee / Camper (Association Member)

Date

Campground Lot #