

# Lake Arrowhead Property Owners Association

## Campground Annual Lease Agreement

This Lease Agreement is made between Lake Arrowhead Property Owners Association, hereinafter LAPOA 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 LAPOA 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 Lessee 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.

1. 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.

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 LAPOA will allow Lessee to occupy the site known as Site # \_\_\_\_\_ ("Site") upon the Lake Arrowhead Campground, subject to the following terms, conditions and attached rules. LAPOA reserves the right to amend any rules incorporated by reference herein at any time, and for any reason whatsoever.

The term of this Lease Agreement is identified below unless otherwise terminated. Lessee should know that the water to the Site 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 \$1000.00/Year**

Access to storage must be arranged in advance with the Campground Manager. Note: The Site, Storage area, and other 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 the Site, storage, and/or camping site.

Once this Lease agreement has been paid, there will be no charge for a tent used to sleep approved family members and/or guests on Lessee's Site. No more than 8 persons may occupy a Site. Approved family members and/or guests mean those family members or guests that are those individuals registered with and approved by LAPOA, which approval is within LAPOA's sole discretion, according to LAPOA policies.

Annual Lessees may camp uninterrupted from May 15th through October 15th each year on their Site. Camping during any other times shall not exceed more than two weeks during a calendar month. **The annual rate of \$1000.00 is payable after March 1st and no later than May 14th of each year. If all your current and past due association assessments and annual campground fees are not paid and received by May 15th, you will be charged the daily camping fee for up to 7 days. After the 7 days your Site will be forfeited and equipment will be removed at owner's expense.** No refunds will be made after May 14th of the year lease agreement is executed. Lessee MUST remain "in good standing" with the LAPOA during all times or this contract shall be terminated, all Lessee property removed from the Site, and rental fees forfeited. **Initial:** \_\_\_\_\_

Any property left on the Site 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 7 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, and agents of LAPOA, 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. LAPOA may charge to Lessee fees it incurs removing, selling, storing, or otherwise disposing of the abandoned property.

Campground Rules are attached to this contract and can be printed from [www.lapoa.com](http://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, I shall indemnify, defend, and hold LAPOA, and any employees, agents, and members of LAPOA harmless for any and all liability, damages, losses, costs or expense (including actual attorney fees) incidents, accidents, or claims related to this Lease Agreement and use of the Campground by me, my family, or guests, whether or not caused by contributed to by the LAPOA, unless such is caused by the sole negligence of LAPOA. 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 #