

2016 SNA-Z SPOT CAMPGROUND MANAGEMENT LLC AGREEMENT

400 Old Colchester Road Salem, CT 06420

MapQuest - GPS directions, use 310 Old Colchester Rd. Salem, CT

snazspot.com

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May 1st – October 1, 2016

AUTOS / MOTORCYCLES: Speed limit in the campground is 5 mph. No riding on hoods, tailgates or with vehicle doors open. Motorcycles are only to be used for entering & leaving campsites. No golf carts, mini-bikes, dirt bikes or ATV's except for approved Sna-Z Spot Campground Management LLC workers. Storage of motor /recreational vehicles on your site at any time is not allowed. Please use designated parking area for beach, waterfront, and boating.

BLIGHT: A campsite whereon any of the following conditions and/or structures exist:

Dilapidation/Decay: Any structure which is in a state of dilapidation (decayed beyond repair) or decay (state of visible decomposition or rot); or is open to the elements; or unable to provide shelter, or serve the purpose for which it was constructed due to damage, dilapidation, or decay. Debris: Abandoned, discarded, or unused objects, automobiles, boats in an obvious state of disrepair; furniture, appliances, and garbage which are in the public view. Management reserves the right to exercise its choice to enforce correction or removal of any of these conditions. Removal, if necessary will be at the owner's expense.

BOATS / DOCKS: Use of the docks is at your own risk. Boat slips are available on a first-come, first-serve basis to boaters paid in full. All boats on Sna-Z Spot Campground property must be registered with Sna-Z Spot Campground Management LLC and pay the mandatory boat/dock fee. All site/boat/dock fees must be paid in full prior to use. Docks and boat launch are only for boats registered to you. There will be no assigned boat slips, however management/dock master reserves the right to assign slips as the need arises. Mooring whips are not allowed. Bumpers or additional hardware cannot be installed to the docks without prior approval. The outer most docks are for loading and unloading – no tying up please. Boat slips cannot be shared or used by anyone else. Violators will lose their dock and boat privileges with no refund. Boats may not be kept on shore or tied up to the seawall. Boats must have liability insurance, please return with agreement. You are responsible for any damages you may cause to other boats or the docks. Canoes, paddle boats and kayaks must be registered with Sna-Z Spot Campground Management LLC and stored at your site. Boats over 21ft and jet skis are not allowed. Depending on lake level and equipment availability, docks will tentatively be installed Sunday, May 15th, 2016. Removable date is Saturday, Sept 10, 2016. A kayak /canoe rack is available at the cove area for an additional \$25 per season. There are nine kayak/canoe spots available on a first-come, first-serve basis to campers that are paid in full. Pontoon boat slips subject to availability. State boating regulations must be obeyed. Sna-Z Spot Management LLC is not liable for theft or damage.

CHILDREN: You are responsible for your children, grandchildren and guests by enforcing Sna-Z Spot Campground Management LLC rules, especially in the water. Use of bikes will be for transportation only: no speeding, skidding, jumping, tricks, etc. Riders should stay to the sides of the roadway. State law requires that children under 16 wear a helmet. If these rules are not followed, bike privileges will be revoked.

DAY CAMPER: Trailer and other structures remain on site. No overnight stays, trailer must remain locked. The seasonal rate fee is based on your site location. A security deposit is required for all Day Campers. Security deposit will be refunded when your site is ultimately cleaned of all structures/debris and inspected by management. If you have not already paid a site deposit, please contact Edwina at 860.885.9346 to discuss a site deposit payment plan. Boat/Dock option available.

DAY PICNICKER: No personal property except table, grill, fireplace, wood pile, chairs. No overnight stays. Minimum fee is \$500. Due to the individuality and location of each site, prices will vary. If you are a Day Camper and wish to transition to a Day Picnicker, once your site is cleaned, you will have first option to keep your site as your picnic spot. If you have paid the \$1000 deposit, you might be entitled to a partial returned depending on location of your site and personal property remaining at your picnic site. Security deposit will be refunded when your site is ultimately cleaned of all structures/debris and inspected by management. If you have not already paid a site deposit, please contact Edwina at 860.885.9346 to discuss a site deposit payment plan. Boat/Dock option available.

DAY SWIMMER: No designated site and no personal property. Swim only: \$400. No Dogs, No Boat/Dock option available. Kayaks and canoes are \$20 each.

DOGS: Dogs must be on a leash at all times and are only allowed to swim in the designated area at the cove (on a leash). No dogs allowed at the beach, swimming area, boat launch or beach picnic area. Please pick up after your dog. Excessive barking will not be tolerated. Any dog bites must be immediately reported and will result in permanent removal of the dog from the campground. Campers with dogs should have adequate liability insurance. Breed restrictions may apply, see management. All dogs must be current

on vaccinations. Copy of rabies vaccination required, please return with agreement. Your dog is your responsibility! Violation will result in your dog being barred from the campground. Day Swimmers are not allowed to bring pets.

FLAGS / BANNERS / CLOTHES LINES / TREES: Flags, banners, pennants or clothes lines are not permitted at Sna-Z Spot Campground. Please do not nail, hang, tie or fasten any objects to trees. Tree cutting is prohibited. Any objects affixed to a tree shall be subject to removal by Sna-Z Spot Campground Management LLC.

GAS BOTTLES: This service is no longer offered. Anyone that has a 100 tank needs to return it to Sna-Z Spot Management by the end of the 2016 season. These tanks are **not** your personal property, merely a rental/exchange.

GUEST: Sna-Z Spot is a private day picnic destination. Guests are allowed. Maximum of 4 guests per site allowed. Fees are \$5.00 per day for each guest age 12 years and over, \$3.00 for ages 11-1, and under 1 years of age is no charge. Guests are required to register at entrance before visiting campers and are not allowed on your site "to visit" if you are not there. No one will be permitted as a guest who is a delinquent camper (see PAYMENTS). If you are having a gathering or would like to rent the front picnic area for a party or function, please contact management 2 weeks in advance for pricing and availability. Pre-payment and registration for anticipated guests is required. Depending on the time of year and the number of guests, an additional fee for a private porta potty may be required. When registering, please fill out envelope, enclose payment and place in registration box at the top of the hill. Any visitor that does not sign in and register prior to entering the campground will result in double charge to the camper they are visiting. All rules apply to guests. It is your responsibility that your guests follow the rules. Registration of guests will be strictly enforced. Violations of the guest policy could jeopardize your Agreement renewal for the following year. It is your responsibility that your guests are registered before entering the campground. (See REGISTRATION) Kayaks and canoes are \$5. Guests are not allowed to bring dogs or power boats.

HOURS: 7:30am to 1 hour after sunset with extended hours on holidays. No overnight stays. Violation will result in termination of your Agreement and require that you remove all your personal property within 10 days. There will be no refund of the remaining balance of your seasonal fee.

MISCELLANEOUS RULES: Town and emergency services (911) require sites to be numbered. Picnic tables are available on a first-come first-serve basis. Please do not use the Private Family Property to the left of the swimming and beach area, including the sea wall. Private Family Road cannot be used by campers. Be a good neighbor and do not walk across someone else's site. Please extinguish campfires before leaving. No firearms, fireworks or explosives allowed. Fishing is permitted in cove area, not near or on the boat docks. Horseshoes, swing sets, fences or property markers/barriers are not allowed at individual sites. Tarps covering trailers must be removed by May 15th, 2016. Only green, brown, black or grey tarps are allowed, no blue tarps please. In the event of emergency, Sna-Z Spot Campground Management LLC reserves the right to order an evacuation if deemed necessary. Please check snaazspot.com for updates.

PAYMENTS: Payments for campsites and boats must be paid in full by May 1st, 2016. If payment is not made in full by May 1st, you will be considered a delinquent camper and will not be permitted to enter the campground. This will be strictly enforced. Delinquent accounts are subject to 1.5% service charge on the balance per month (18% annually). If site fees are not paid in full by May 15th, 2016, your personal property must be removed by May 31st, 2016 with a charge of \$5 per day retroactive to Oct 16th, 2015. All information must be reported on registration form. **Please write your lot number on your check, sign Agreement and return all five pages.** If this is not complied with, then you are considered an unregistered camper.

PERSONAL PROPERTY: Trailers, porches, decks, gazebo, outbuildings, sheds, tables, chairs, grills, fireplace, woodpiles, bikes, trash cans, furniture, etc.

REGISTRATION: Occupancy is limited to one family unit, which consists of two adults and their children under the age of 21 living at home. There is a five person limit per site. You must be 21 years of age to register for a site. Non-married couples must be 21 years of age. Any family unit in excess of five shall be charged \$100 for each addition member for the season. Spouses of children and grandchildren will be considered guests. Family units consisting of one adult (with no children) are entitled to register ONE guest at no charge for the season. This person is considered a guest and all guest rules apply.

Name/Relationship _____

Address/Phone _____

SALE OF CAMPERS / SITE MODIFICATIONS: No trailers, porches, structures, etc. are to be sold, removed or modified without written consent from Sna-Z Spot Campground Management LLC. Campers/Picnickers selling their personal property must realize that the site is not included with the sale and all personal property must be removed off Sna-Z Spot Management Property. Failure to do so will result in removal of all personal property from site at the owner's expense. The site rental is at the sole discretion of the Sna-Z Spot Campground Management LLC. Please submit your proposal in writing to management before making any changes on your site, please allow two weeks for review. This includes: sheds, decks, canopy over trailers, patios, porches, painting the exterior of property on your site, etc.

Management or a representative will make an inspection of the site and personal property. Those deemed to be unsafe, dilapidated, or whose general appearance is incompatible with the future growth of the campground will need to be removed by September 30th of the current season. Prior to any repairs, demolition or removal, please contact Sna-Z Spot Campground Management LLC, 400 Old Colchester Rd., Salem, CT 06420 in writing with your plans.

Since management has made numerous improvements to the appearance of the campground in the past few years, we have implemented a tiered pricing of site fees based on location within the campground.

New campers/picnickers must fill out a rental application and authorization form for a credit and/or background check at the discretion of Sna-Z Spot Campground Management LLC. The taxes due from the sale/removal of personal property (trailers/porches/decks/outbuildings) located on Sna-Z Spot Campground Management LLC property are the responsibility of the person that owned the property as of October 1st and will be billed the following July.

Please notify Sna-Z Spot Campground Management LLC in writing with your intentions of removing or modifying your personal property located at Sna-Z Spot Campground. Please be specific and give dates. Sale of trailer or personal property will require removal off of Sna-Z Spot property.

SANITATION: No cans, bottles, disposable diapers, or plastic bags to be thrown in the toilets. Please clean toilet seat after yourself or your children. The numbers of porta potties and their locations will vary depending on demand, particularly in the Spring and Fall. The handicap porta potty at the waterfront will remain open for the whole season. Private porta potties are available for \$75 per month. The month starts the day of delivery. Please call Sharon Kilmer at Suburban Sanitation at 800.899.4337 or email her at skilmer@subsanserv.com for information or to set up an account. Bathing in the lake (use of soap or shampoo) is not allowed.

SECURITY DEPOSIT / STORAGE FEE: There will be a security deposit required for new picnickers depending on what personal property you bring in. The security deposit will cover any damages to your site and to insure that your site will be clean when you terminate your agreement. The deposit will be refundable 30 days after you vacate your site and after it is inspected. The Deposit will be returned without interest. In the event the site is not cleaned up and/or there is damage to the site, the cost of cleaning the site and repairing any damage will be deducted from the deposit. Campers not planning on returning for the following season must have their trailer, deck, personal belongings, etc. removed by September 30th of the year of this Agreement and the site completely cleaned; therefore personal property that is stored on Sna-Z Spot Campground property from October 2nd till departure date will be charged \$5.00 per day storage fee. Sna-Z Spot Campground Management LLC further reserves the right to take such legal action as provided by law to collect the amount of any damages, including the costs of cleaning the site, removal or demolition of any abandoned property, and/or collection of storage fees. Any such abandoned property may become the property of Sna-Z Spot Campground Management LLC at the discretion of Sna-Z Spot Campground Management LLC.

SITE MAINTENANCE: Management reserves the right to monitor the condition/appearance of all trailers, porches, structures, etc. on an ongoing basis. For those deemed to be unsafe, dilapidated, or whose general appearance is detrimental to the future growth of the campground; management reserves the right to exercise its choice to enforce correction or removal. Removal, if necessary will be at the owners expense (see BLIGHT). All camp sites shall be kept clean, neat and free of debris. Leaf removal from your site is your responsibility and must be completed by May, 15th, 2016. Please use leaf dumping areas around the perimeter of the campground and the section designated on the main road. Sites that are not raked by May 15th, will be charged a minimum of \$50. For leaf removal, please check the bulletin board for pricing. Grass must be cut throughout the season. No burning of leaves in fireplaces. In the fall when closing up, please put away and secure small items. Failure to maintain your site may result in expulsion from the campground.

SOCIAL BEHAVIOR: Campers/Picnickers are expected not to disturb others with unnecessary noise of generators, radios, TV's, loud voices, barking dogs, etc. Activities that disturb others should be reported to the manager on duty. Illegal drug use or excessive use of alcoholic beverages will not be tolerated. Please inform family and guests of these rules, YOU are responsible for their actions. Noisy generators are not allowed. Please check with management prior to purchasing one. Solar power battery chargers recommended. Please help us to maintain our "back to basics" approach to provide a quiet, peaceful getaway from the stress of everyday life.

SNAZSPOT.COM: Visit snaazspot.com for Overview, Photos, History, Directions and be sure to "Like" our Facebook.

SWIMMING AREA: Swim at your own risk. No lifeguard on duty. No one is permitted outside of roped swimming area. Swimming after dark, swimming or diving from the docks, hanging on ropes/ floats, throwing sand or stones, or dropping off skiers too close to swimming area is not permitted. Feeding the ducks or geese is prohibited. Please advise all guests of these rules before entering swimming area.

TAXES: You are responsible to pay personal property taxes directly to the town of Salem. Personal Property Declaration forms are mailed every October. You will be required to complete the form every year and submit it to the Town of Salem. Please make a copy for your records. The Assessment of your personal property will be mailed to you in January from the Town of Salem. If you have any questions, please contact the Assessor: Barbara Perry: 860-859-3873 x 130, barbara.perry@salemct.gov.

TENTS / CAR PORTS: Tents and car ports are not allowed. Use of a screen tent, canopy, shed will be reviewed on an individual basis depending on your site location.

TRASH: Trash will be on a carry in/carry out basis. **No trash receptacles are provided.**

WATER: No water is provided.

WATERFRONT: No fires, gas grills, hibachi grills, etc. Please park in designated area for boating, beach, and picnics.

The management shall have the full authority in the enforcement of these rules and regulations and shall be allowed to make additional changes. The management reserves the right to remove any individual, family or guest that creates a disturbance or nuisance or violates any of the rules in this Agreement. No refunds will be made in such a case. Anyone, including any member of their "family unit" as defined under REGISTRATION, that has been asked to remove their personal property and belongings from Sna-Z Spot Campground will be considered a delinquent camper/picnicker and will be denied access either directly or as anyone's guest, at Sna-Z Spot Campground.

Renter agrees to carry his own liability and comprehensive insurance to protect against: vandalism, pilferage, fire, windstorm, water damage or hail. As renters of space, Sna-Z Spot Campground Management LLC shall not be responsible for loss of any kind, and it is mutually understood that Renter hereby releases Sna-Z Spot, Sna-Z Spot Campground Management LLC and its management and employees from any and all liability not intentionally caused by Sna-Z Spot, Sna-Z Spot Campground Management LLC or its management and employees.

Acceptance for renewal of this seasonal Agreement is at the discretion of the management. Violators of the above campground rules may not be invited back and will not receive an Agreement renewal for the following year. This Agreement may not be assigned or transferred to any other party.

In the event of breach of this Agreement, Renter agrees to pay the cost of collections for any monies due under this Agreement, together with damages for the removal or demolition of any trailer, deck, buildings or other personal property left or abandoned at the campground following the expiration or termination of this Agreement, together with reasonable attorney's fees in the event this account is referred to a collection agency or attorney.

2016 SNA-Z SPOT CAMPGROUND MANAGEMENT LLC RULES & AGREEMENT

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May 1, 2016 - October 1, 2016

Joyce Schultz 860.859.7547
joyceschultz.js@gmail.com

Edwina Callaghan 860.885.9346
edwinacal@yahoo.com

Sue Coffee 860.460.8015
suecoffee@aol.com

Name _____ Lot # _____

Address _____

City _____ State _____ Zip _____

Vehicle Registration/Make/Color _____

Vehicle Registration/Make/Color _____

Boat Registration/Make/Color _____

Phone Home _____ Cell(s) _____ / _____

Phone Work _____ Emails _____

Names/Age of Children _____

Dog(s): Breed/Name _____ / _____, _____ / _____

Copy of rabies vaccination required, please return with Agreement.

RATES:

_____ \$1000 Site Rental Fee (Day Camper -\$1000 minimum, Day Picnicker - \$500 minimum, Day Swimmer - \$400)

_____ Kayak / Canoe / Paddleboat: \$20 each (Please circle all that apply) (Stored at site, not at waterfront)

_____ Storage Rack for Kayaks / Canoes located at Cove Area: \$25 (in addition to the \$20 Kayak / Canoe fee)

_____ Boat: Power, Ski, Rowboat, Sailboat: \$350.00 Pontoon: \$450 Length _____ FT (include proof of liability insurance)

_____ Family Unit in Excess of Five - \$100 each additional - Names: _____

_____ TOTAL DUE Check # _____

I (We) have read, understand and will abide by the Sna-Z Spot Campground Management LLC rules as stated on pages 1, 2, 3, 4 and 5 of the 2016 Sna-Z Spot Campground Management LLC Rules & Agreement.

Signatures _____, _____ Date: _____

Print Names _____, _____

PAYMENT DUE IN FULL BY MAY 1, 2016

Payments received after May 1st, 2016 are subject to a service charge fee of 1½% per month.

Please return signed Agreement with your payment payable to:

Sna-Z Spot Campground Management LLC

**400 Old Colchester Road
Salem, CT 06420**

**Lot # on your check, sign & return all FIVE pages of this Agreement,
copy of rabies vaccination and boat insurance (if applicable)**

AGREEMENT MUST BE COMPLETE AND LEGIBLE OR IT WILL BE RETURNED

*****PLEASE MAKE A COPY FOR YOUR RECORDS BEFORE MAILING BACK THIS AGREEMENT *****