

# **Birmingham South Long Term Camping**

## **Rental Agreement**

All prospective monthly campers will complete a monthly application form, upon approval of this information and the availability of monthly sites, the camper will be registered for a period of 30 days. At the end of this time, if management can establish adherence to the park's rules and regulations, the camper may re-register. The management reserves the right to choose the appropriate site for each camper depending on size of the unit and availability of sites. **This Rental Agreement is a month to month agreement.**

### **1. RV SPECIFICATIONS**

- Only motor homes, fifth wheels and travel trailers will be allowed for monthly camping. All units must be clean and in good condition.
- A 30 day rental includes only one 30 amp outlet or one 50 amp outlet. The 110volt/20amp outlet is for outside use only.
- If a camper is manufactured as a 30amp it can only occupy a 30 amp site. If a camper is manufactured as a 50 amp it can only occupy a 50 amp site. No exceptions.
- All monthly campers must use a sewer gasket.

### **2. RENT**

- Campground rents to the original tenants only (no subletting).
- Rent must be paid one month in advance.
- The monthly rent covers 2 occupants. Additional occupants will be charged 30 additional dollars monthly up to a total of 6 maximum occupants per site. (Must be paid in advance and at time site rent is paid).

### **3. REFUNDS**

- There are no refunds after the first hour.

### **4. PORCHES, LANDING & CLEANLINESS**

- Management must approve ALL porches, landings & screen rooms in writing before they are placed on site. No underpinning of RV's allowed.
- All sites & RV's are to be kept clean at all times.
- Indoor furniture & appliances should not be placed outside the RV
- Plants, flowers & ornamental fixtures should be kept to a minimum.
- Management must approve in writing before placing any fixed Satellite dishes, failure to get approval in writing will result in removal of equipment.
- Clotheslines are not permitted.

### **5. VEHICLES**

- Two vehicle's are allowed per site, however not all sites are large enough to allow two vehicle's to park without parking in the grass. Parking in the grass or

any area not intended for parking is not allowed. Consider this when choosing your site. Two vehicle maximum.

- Any additional vehicle's, dollies or trailers must be parked in the overflow parking lot (west side of campground office), additional fees apply. For Sale signs are not allowed to be displayed on any vehicle.
- The speed limit through out the park is 5 MPH and strictly enforced.
- Parking or driving through other sites is prohibited.

## **6. GUESTS**

- All guests must register in the Campground office before proceeding to any site. Guest planning to stay longer than 30 minutes will be charged \$2.00 per guest per day. No guest may stay longer than 3 days without registering in campground office (Must be added to rental agreement).
- Guests must be accompanied by Campground Tenant at all times.

## **7. PETS**

- Management has the right to refuse any pets.
- All pets must be kept on a leash at ALL times and must be cleaned up after immediately.
- Pets must not be left unattended at anytime.
- Pet pens are allowed but must remain portable.

## **8. MAIL**

- Monthly Campers may send & receive mail from this address for the duration of their stay. Mail may be retrieved during business hours only.
- Upon leaving the campground a forwarding address must be provided. Mail will be forwarded a period of 60 days only, after the 60 days all mail will be returned to sender.

## **9. BUSINESSES**

- No Monthly Camper will be allowed to operate a business out of the campground.
- No Solicitation

## **10. 6 MONTH TAX REFUND**

- If you are here a minimum of 6 months you are entitled to a refund of your previous 6 month tax payments. This will occur at the time you pay for your 7<sup>th</sup> month's rent. However to receive this refund you must provide all 6 of your original previous rental receipts. This refund will be applied as a credit to your 7<sup>th</sup> month's rent only.

I have read and understand the 6 month tax refund information. \_\_\_\_\_  
Initials

A copy of our standard Campground policies for daily campers is hereby included & made a part of this agreement.

We at Birmingham South Campground wish to provide every Camper an enjoyable and pleasant time. These rules, along with the rules listed on our site map are designed to assist in providing the service and atmosphere everyone desires. Campground Management will strictly enforce these rules.

I have read & received a copy of these rules & regulations. I hereby state that I understand and agree to abide by these rules & regulations while I am a resident of the Campground.

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**Signed**

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**Date**

Form must be completed at time of registration. Copies are provided upon request.