

City of Carlinville

Campsite Lease

This agreement made by and between the CITY OF CARLINVILLE, ILLINOIS, hereinafter referred to as **LESSOR** and

1. _____
Name _____ Home Address _____

Name _____ Home address _____

hereinafter referred to as **LESSEE**, on this _____ day of
_____, 2_____. No other persons may be named as Lessee without
the written consent of the Lessor

WHEREAS, Lessor desires to lease the following described real estate (hereinafter referred to as premises):

CAMPsite LOT # _____

The premise covered by this lease does not include any buildings or improvements located on the above described real estate.

THEREFORE, it is mutually agreed as follows:

- 1) Lessor shall lease to Lessee the above premises for a term beginning on April 1, 2026 and ending on October 31, 2026.
- 2) During the term of this lease, Lessee shall pay to Lessor rent as follows: **ONE THOUSAND THREE HUNDRED FIFTY DOLLARS (\$1350.00)** for all sites. All rent shall be paid by April 1st of each lease year. If lease is not paid by April 1st the **Lessee** will

get a notice and have 10 days from notice date to remove all personal property from the campsite.

- 3) Lessee has examined and knows the condition of the premises, and acknowledges that no representations as to the condition and repair thereof have been made by Lessor, prior to or at the execution of this lease, that are not herein contained. Lessee understands that this lease does not include any buildings or improvements or personal property on the above described real estate.
- 4) The leased campsite shall only be used for recreational camping.
- 5) The Lessee shall own any recreational camper or recreational vehicle placed on the premises. Lessee shall produce the title or other written proof of ownership and written proof of adequate insurance covering damages to the same prior to signing this lease and thereafter upon demand to Lessor. The recreational camper must be in good repair, all windows, doors, covers and operational equipment must be intact and operational. **Lessee shall produce the title or other written proof of ownership and written proof of adequate insurance covering damages to the same prior to signing this lease and thereafter upon demand to Lessor. Lessee may add one additional person to lease.**
- 6) Lessee shall remove any recreational camper or recreational vehicle and any personal property on the premises upon the termination of this Lease agreement. Failure to so remove the same will result in abandonment of the same to the City of Carlinville, who shall immediately thereafter have the right to the possession of the same, to do with as they see fit to do.
- 7) Lessee shall comply with all applicable laws, rules, regulations and ordinances now in effect or hereinafter enacted.
- 8) Without the prior written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any license to use the premises or any part thereof.
- 9) Lessee, at Lessee's expense, will keep the premises in good repair. Upon the termination of this lease, in any way, Lessee will yield up the premises to Lessor, in good condition and repair. If Lessee fails to yield up immediately possession of the premises on termination of this lease, Lessee shall pay Lessor the sum of **twenty (\$20.00) dollars** for each day Lessee continues to occupy the premises.
- 10) Lessor, Lessor's agent, and any other person authorized by the same shall at any time have the right of free access during the term to inspect, repair, alter, or exhibit the premises. Lessee shall pay Lessor **one hundred dollars \$100.00** liquidated damages for each interference with the right set forth in this paragraph.
- 11) In the even that Lessee breaches this lease by failing to make any of the payments or to perform any of the agreements as required herein, it shall be lawful for Lessor, at any time thereafter, at Lessor's election, to declare said term ended and re-enter the premises or any part thereof, with or without process of law, and remove Lessee and any other person occupying the same without prejudice to any remedies which might otherwise be sued for arrearages in rent or other breaches of this lease.

- 12) If Lessor's right of re-entry is exercised following eviction and/or abandonment of the premises by Lessee, then Lessor may consider any property belonging to Lessee left on the premises to have been abandoned, in which case, the same shall become the property of Lessor and Lessor may dispose of all such property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so to the fullest extent permitted by law.
- 13) The Lessees shall be jointly and severally liable for all obligations of this lease.
- 14) No more than one (1) tent may be placed on the premises at any time. Only one freezer, refrigerator or any combination is permitted on the leased site and must be kept inside the dwelling.
- 15) All recreational campers and recreational vehicles shall be positioned in a direction so that the hook-up is accessible for emergency pull out. Electric and water hook-ups must be physically disconnected and all external furniture must be stored when premises are not in use to prevent wind damage to other units. Lessee shall be responsible for the maintenance of the premises.
- 16) Lessee and Lessee's guests are responsible to follow the posted speed limit at all times. Golf Carts are permitted, but must be registered with campground office, and operators must be 16 years of age.
- 17) No "Gray" or "Black" water discharge will be allowed at any time.
- 18) Lessees shall abide by the following rules:
 - A. Firewood must be neatly stored off the ground and adjacent to the recreational camper or recreational vehicle.
 - B. Waste materials must be kept clear of the premises and deposited into the dumpsters or trash receptacles provided.
 - C. Air conditioners and heaters must be turned off when the premises are unoccupied for more than 24 hours.
 - D. No permanent structures are permitted. Floating decks (deck or patio placed on top of rock surface) are permitted. Material to be used for deck can include: treated lumber, concrete/block pavers and Trex type material. Deck can be no longer than length of rv/Trailer and no wider/deep than 8 ft. Your deck size can include a combination of materials listed above. All floating decks must be removed at end of season unless paying winter storage fee. Steps on top of floating deck are permitted to access your RV/Trailer. Lake Manager must approve all floating decks, and a plan must be on file for all approve floating decks.
 - E. No telephone service is allowed to be hard-wire connected to any premises except the office.
 - F. Noise loud enough to disturb other campers after 10:00 p.m. is not permitted.

G. Public intoxication, indecent behavoir, and wanton disregard to public safety are prohibited and mya be subject to criminal prosecution. Lessees are responsible for the behavior of their guests.

- 19) To the fullest extent permitted by law, Lessee agrees to indemnify and hold the Lessor harmless (including reasonable attorney's fees) from any and all claims, demands, causes of action, liability, damages and fines of whatever nature, arising out of or in any manner connected with any act of omission of Lessee regarding the aforesaid premises and contents.
- 20) In the even that any court of competent jurisdiction holds any provisions or portions thereof of this agreement unenforceable or invalid, the validity and enforceability of the remaining provisions or portions thereof shall not be affected thereby.
- 21) All notices may be served on the parties at the address following their signatures. The mailing of the notices to such parties at such addresses, with postage properly prepaid, shall be sufficient service.
- 22) This lease shall be binding upon and inure to the benefit of the parties hereto their heirs, executors, administrators, successors and assigns.
- 23) Lessor may cancel this lease by delivering at least 14 days in advance of the cancellation date, a written notice to Lessee of Lessor's intent to cancel this lease upon a stated date. In the event such a notice is delivered as required herein, this lease shall terminate upon the cancellation date noted therein and Lessee shall receive a refund of any unearned rent based upon the cancellation date less any monies due to Lessor.
- 24) Golf Cart/UTV rules see Attachment:
- 25) All **Lessee** must follow these rules:
 1. All campers must register at office upon arrival. Check out time is 12 (noon).
 2. Campers shall provide appropriate information when registering so they may be reached by lake personnel should the need arise. This must be completed before spending a night on the campground property.
 3. Registered guest of yearly lots is responsible for the maintenance and upkeep of their leased lot. This includes: weed eating, mowing and keeping rock area free of vegetation. The city will maintain the power pedestal and water.
 4. One sleeping unite per site (1 tent per RV site).
 5. Quiet time is 10pm to 6am. There shall be no noise of any kind during these hours that would disturb other campers.
 6. All children under the age of 13 must be under the supervision of an adult at all times.
 7. Swimming in posted beach area only from Memorial Day through Labor Day during the hours of 10am until sunset. There is no lifeguard on duty. Swim at your own risk.
 8. No pets, drinks, food or alcohol allowed in beach area. For your safety, please follow all other rules posted in the swimming area.
 9. Keep your campsite and fishing area clean of all junk, garbage and other offensive refuse.

10. No gray water is to be discharged at any time in any place other than at the dump station provided. Fines may be assessed.
11. Fires in approved fire rings only. Don not move fire rings. All fires must be put out before leaving. Do not place garbage or nails in fire rings.
12. There will be no burning of leaves outside your respective fire ring.
13. Pets must be kept under control at all times. No pets left outside unattended. No pet fences. Please pick up after your pets. Vicious and /or noisy animal will not be permitted. You are responsible for your pet at all times.
14. Speed limit throughout the campground is 5 m.p.h. and will be enforced.
15. Camping equipment may not be placed on any campsite before actual occupancy.
16. Air conditioners shall not be left on when campsite will be unattended for over 24 hours.
17. Camper are responsible for the behavior of their guest. Registered guest must be present if campsite is being used.
18. Rowdy, noisy, and or intoxicated persons will not be permitted in the campground. Drunken and disorderly conduct will not be tolerated.
19. No consumption of alcohol allowed in parking areas.
20. All vehicles in the campground must be kept on the leased property. Excess of overflow vehicles must be parked in the parking lot. There will be no parking on grass at any time.
21. No outside appliances such as washers, refrigerators, or freezers shall be permitted in the campground.
22. Fireworks, ATV's and generators are not permitted.
23. No display or discharge of firearms are permitted.
24. Please respect the privacy of other campers by no crossing through occupied campsites.
25. We strive to keep the restrooms clean. If you see something that needs attention, please let us know at the office.
26. Please do not dispose of any sanitary products in toilets.
27. No fencing enclosures.
28. Firewood should be kept off the ground and neatly stacked. No excessive amounts of firewood stored on the lake premises.
29. The City of Carlinville strives to keep the campground safe and attractive. The city at anytime can inspect any leased lot to ensure this standard is being met. You may be asked at any time to remove any unsightly, hazardous, or inappropriate items from your site that the city deems necessary.

IN WITNESS WHEREOF, the undersigned have signed this Lease on the above date.

LESSOR:

City of Carlinville, Illinois

By: _____

Date: _____

It's Authorized Agent

LESSEE:

Name

City, State, Zip

Address

Phone #

City of Carlinville Campground Golf Cart & UTV Safety Rules

1. Speed Limits

Always follow the posted campground speed limits and drive defensively, especially around children and pedestrians.

2. Driver Requirements

Drivers must be of legal age (usually 16 or older) and possess a valid driver's license.

3. Safety Equipment

Golf carts/UTVs must have working lights for nighttime driving and standard seats. Standing or hanging on carts is strictly prohibited.

4. Noise & Behavior

Keep music at a reasonable level, avoid reckless driving, and respect others to maintain a peaceful environment.

5. Registration, Stickers & Insurance

A \$50 fee is required for all golf cart/UTV stickers.
Proof of insurance.

6. Usage Area

All golf carts and UTVs must be used only within the confines of the City of Carlinville campground area.

REMINDER: Additional rules or restrictions may apply. Always review and follow the posted regulations.

IF YOU DON'T ABIDE THE RULES THE CONSEQUENCES WILL BE:

- 1.) \$100 FINE & LOSS OF YOUR STICKER**
- 2.) LOSE GOLF CART PRIVILEGES AND STICKER**
- 3.) LOSE YOUR CAMPGROUND LEASE / SPOT**