

**SEASONAL CONTRACT - 2023**

**SITE NUMBER: \_\_\_\_\_**

IN CONSIDERATION OF ACCEPTANCE BY Strawberry Park Management LLC ("SPM") OF THE CAMPER NAMED IN THIS AGREEMENT ("Camper") FOR THE USE OF THE CAMPING SITE IDENTIFIED BELOW ("The Site") FOR THE 2023 SEASON (which runs from April 1, 2023 through October 21, 2023, CAMPER HEREBY AGREES TO ALL OF THE FOLLOWING:

In addition to obeying the general rules and regulations attached separately and furnished to Camper and/or posted by SPM (The "Rules"), Camper agrees to accept, abide by, and obey the following rules and guidelines set forth by SPM.

Camper agrees to keep the site clean and comply with all rules for site conditions and improvements.

In addition to general cleanliness and freedom from animal waste, SPM requires that the overall appearance of the Site be neat and not cluttered. Judgment of the same shall be reserved to SPM exclusively.

Camper is allowed to make physical improvements or changes to the Site only with the prior written permission of SPM. It is understood that any improvements of any kind made to the Site part of Strawberry Park, and are not subject to removal or modification of any kind. Should Camper leave the Site or Strawberry Park for any reason, it is expressly understood and agreed that all such improvements and/or any and all investment or labor regarding the same will not be subject to any compensation or claim whatsoever and shall remain the property of Strawberry Park.

RV units may not contain a washer or dryer.

SPM will not tolerate behavior, social or otherwise, which is judged by SPM in its absolute and unfettered judgment as prejudicial to its business interests. Camper agrees to abide by the rules and regulations of the Town of Preston; specifically, Camper may not declare residency in the Town of Preston at any time during his/her stay at Strawberry Park, no matter how long in duration that stay may extend. Camper agrees not to attempt to enter children into the Preston school systems at any time and agrees not to bring school age children to the campground during legal school calendar days. Camper further agrees not to make any claim on the Town services in the Town of Preston. Violation of any of these campground regulations will result in immediate termination of Camper's stay at Strawberry Park and this Seasonal Contract, and any remainder of contract period is not assignable.

Camper grants to the management of SPM the express right to either enter RV and/or remove RV from site without prior notification.

Camper agrees to pay all fees and monies charged and assessed by SPM for camping, visitors, electricity, site services, late payment fees, merchandise, and any and all other costs related to camping at Strawberry Park, on schedule, as published and/or required by SPM

Enforcement of this Seasonal Contract requires no prior notice and is at the discretion of SPM. Delay or waiver of enforcement does not diminish the validity of this Seasonal Contract in any way or preclude enforcement at any time. This Seasonal Contract is in effect for the entire duration of Camper's stay at Strawberry Park. It continues in effect even if Camper's stay is interrupted for any reason and resumed at a later date. This Seasonal Contract is terminated only when the Camper leaves Strawberry Park permanently or this Seasonal Contract is replaced by another Seasonal Contract or Camper purchases the site. If Camper vacates the site prior to end date of this contract, SPM reserves the right to re-book the site for the remainder of the stay, with camping rate for the time site was oced recalculated at prevailing monthly rates, which may result in no compensation due Camper for early departure.

SPM and Strawberry Park Resort Campground Inc. are not responsible for injuries, accidents to Camper, his/her family, guests or invitees, or for fire, theft, loss of valuables, or damages from any cause. SPM reserves the right to evict any person or persons creating a disturbance or being party to or causing undesirable influence or behavior. Judgment of same shall be reserved to SPM exclusively. SPM reserves the right to collect attorney fees if the legal process must be used to enforce the rights of SPM  
SPM reserves the right to refuse renewal of this Seasonal Contract or of a camping stay.

By signing below, Camper acknowledges that Strawberry Park has been declared as a cooperative in accordance with the provisions of the Connecticut Common Interest Ownership Act, and the Site has become part of that cooperative. Camper, members of camper party, their guests and invitees hereby agree to comply with the provisions of the cooperative and the bylaws and rules of the cooperative unit owner's association.

**In the event that the Declarant of the cooperative receives an offer to purchase the site from a third party, the Declarant may require the camper to move his recreational vehicle to another site approved by SPM for the remainder of this Seasonal Contract. Such relocation shall not be required between Memorial Day and Labor Day Weekends. Such relocation shall not be a breach by SPM of this Seasonal Contract or entitle Camper to any claim related to such relocation.**

SITE NUMBER: \_\_\_\_\_

CAMPER #1: First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

DOB: \_\_\_\_\_ Vehicle Plate #: \_\_\_\_\_ State: \_\_\_\_\_

CAMPER #2: First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

DOB: \_\_\_\_\_ Vehicle Plate #: \_\_\_\_\_ State: \_\_\_\_\_

agrees completely to the requirements and provisions stated in the Seasonal Contract, realizing that failure to comply with the terms of this Seasonal Contract will result in termination of stay at Strawberry Park, with no compensation. Any cost incurred by SPM in enforcing this Seasonal Contract, removing Camper or his/her recreational vehicle from the premises, or collecting any monies or fees due to SPM including reasonable attorney's fees and legal costs, shall be paid by Camper. **All members of Camper's party are listed below. Anyone not listed shall be considered a guest, subject to visitor fees.** An adult member (age 21 or over) of Camper's party must be present whenever any of those listed below who are under age 21 are within the campground, and an adult member of Camper's party must be present for any guests to visit Site. Camper is responsible for all members of his/her party **and all of his/her guests and invitees.**

ABSOLUTELY NO SUBLET, CHANGE OF SITE, CHANGE OF CAMPING VEHICLE OR CHANGE IN REGISTRATION IS PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPM

LIST ALL THE MEMBERS IN THE CAMPER'S PARTY (non-transferable)

First Name	Last Name	D.O.B. (YY/MM/DD)	M/F
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____

**Payment Schedule**

On contract execution: \$3,000.00  
By April 1, 2023: \$3,000.00  
Electric deposit by April 1, 2023: \$800.00  
(Meters will be read and invoiced early July and after Oct. 31, 2023. Balances will be refunded by Nov. 31, 2023).

I acknowledge that I have read and understand the terms of this Contract as detailed above:

Camper #1 Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Camper #2 Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_