



## 2026 SEASONAL SITE RENTAL CONTRACT

2025-09-16

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 ON THE SITE IDENTIFIED BELOW ("The Site") FOR THE 2026 SEASON: **from April 1, 2026, through November 1, 2026**

CAMPER HEREBY AGREES TO ALL OF THE FOLLOWING:

Camper agrees to obey all rules, guidelines, Terms and Conditions set forth by SPM. These Rules are integral to this Contract and are available at [www.StrawberryPark.net](http://www.StrawberryPark.net) and are also attached. Camper also agrees to obey all posted signs and rules.

Camper agrees to keep the Site clean and uncluttered and comply with all rules for Site conditions. SPM will have exclusive judgment authority regarding Site conditions. Camper is allowed to make physical improvements or changes to the Site, but only with the prior written permission of SPM. Camper acknowledges that any improvements made by SPM to the Site are not subject to removal or modification. If Camper permanently leaves the Site for any reason, it is expressly understood and agreed that all 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 SPM.

SPM will not tolerate behavior, social or otherwise, which is judged by SPM in its absolute and unfettered right 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 the 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. Camper is solely responsible for any Personal Property Taxes, or any other taxes that may be levied. Violation of any of the campground rules 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 the management of SPM, including Peregrine Property Management, the express right to either enter the RV and/or remove the RV from the Site without prior notification.

Camper agrees to pay all fees and monies charged and assessed by SPM for Site rental, visitors, electricity, Site services, past due payment fees, merchandise, personal property tax assessed by the Town of Preston (invoiced by SPM) 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 terminates when the Camper leaves Strawberry Park permanently, or this Seasonal Contract is replaced by another Seasonal Contract, or the Site is sold. Camper must notify SPM in writing if they intend to permanently vacate the Site before the contract's end date. If Camper permanently vacates the Site prior to the end date of this contract, SPM reserves the right to re-book the Site and will result in no compensation due to 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 the same shall be reserved to SPM exclusively. SPM reserves the right to collect attorney fees if required 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 is part of that cooperative. Campers, members of the 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 owners' association. See Owners Portal [www.strawberrypark.net/owners-portal/](http://www.strawberrypark.net/owners-portal/) for details.

**FEE RANGE:** \$6,000 to \$8,000

**SEASONAL SITE RENTAL FEE:** \_\_\_\_\_

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

**PAYMENT SCHEDULE:** 25% on contract execution

25% Dec. 1, 2025

25% Feb. 1, 2026

25% Apr. 1, 2026 plus \$400 electrical deposit

	Camper #1	Camper #2
First Name		
Last Name		
Address		
Email		
Cell or Home Phone		
Vehicle Plate #		

**Golf Cart** (Y/N) \_\_\_\_\_ (only electric)

If yes, Golf Cart registration, inspection, and proof of insurance are required. Refer to the Rules on the website.

**All Members of Camper's Party must be registered below.**

**Members** are Camper's spouse, parents, children, grandchildren, and parents of the Camper's spouse.

All others wishing to enter the Park shall be considered **Visitors**, subject to the Visitor registration requirements, fees and rules, per the Strawberry Park Terms and Conditions.

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. An adult member of Camper's Party must be present for any Visitors to enter the Park. Campers are responsible for all members of their Party and all their Visitors.

First Name	Last Name	21+ (Y/N)	Relationship to Camper #1
3.			
4.			
5.			
6.			

Camper agrees to the requirements and provisions stated in the Seasonal Contract, realizing that failure to comply with the terms of this Seasonal Contract, including the Payment amounts and dates, will result in termination of this contract, with no refund. Any cost incurred by SPM in enforcing this Seasonal Contract, removing Camper possessions or RV 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.

**GENERAL RELEASE, ASSUMPTION OF RISK, AND WAIVER OF LIABILITY**

This Waiver of Liability and Assumption of Risk ("Agreement") is entered into by the undersigned participant and/or legal guardian (collectively, "Participant") in favor of Strawberry Park Resort Campground, Inc. The term "**Strawberry Park**" as used throughout this document shall collectively refer to Strawberry Park Resort Campground Inc., Strawberry Park Alliance LLC, Strawberry Park Management LLC, Strawberry Park Properties LLC, Peregrine Property Management LLC, and their respective management, members, directors, officers, agents, and employees. All waivers, releases, indemnifications, and limitations of liability stated herein apply equally and fully to each of these entities.

**1. ACKNOWLEDGEMENT OF RISKS**

Participant acknowledges that **Strawberry Park** is an active campground located in Preston, Connecticut, offering a variety of recreational and entertainment activities that include, but are not limited to:

- Use of **swimming pools, hot tubs, splash pads**, and other water features
- Participation in **hayrides, entertainment events**, and community activities
- Operation of **golf carts** on campground premises

- Presence of and interaction with **pets and animals**
- Use of various **recreational facilities** and **natural areas** including wooded terrain, trails, and open fields

Participants understand that these activities involve **inherent and unavoidable risks**, including but not limited to slips, falls, drowning, heat-related illnesses, allergic reactions, injuries caused by animals or other campers, collisions with vehicles or golf carts, or hazards resulting from uneven terrain and weather conditions.

## 2. ASSUMPTION OF RISK

Participant voluntarily assumes **all risks**, known and unknown, foreseeable and unforeseeable, associated with participating in any activities or presence on the premises of Strawberry Park. Participants affirm that they are physically and mentally capable of engaging in campground activities and will comply with all posted rules and verbal instructions issued by staff.

## 3. WAIVER AND RELEASE OF LIABILITY

To the fullest extent permitted by Connecticut law, Participant hereby waives, releases, and discharges **Strawberry Park Resort Campground, Inc.**, and its agents, from any and all claims, demands, actions, causes of action, costs, damages, and liabilities whatsoever, whether known or unknown, which may arise from or relate to **bodily injury, illness, death, or property damage** resulting from Participant's presence at or participation in activities at the Campground.

## 4. GOLF CARTS & MOTORIZED VEHICLES

Participant acknowledges that operating a golf cart or any motorized vehicle on campground property involves additional risk. Operators must be properly licensed, over the minimum age designated by Strawberry Park, and follow all campground safety protocols. Participant accepts full responsibility for any damages or injuries resulting from improper or unauthorized use.

## 5. PETS

Participant agrees that if they bring a pet onto the premises, they will follow all campground rules regarding leash requirements, noise control, waste disposal, and pet behaviour. Participant assumes all liability for any injury or damage caused by their pet to others, to campground property, or to themselves.

## 6. INDEMNIFICATION

Participant agrees to **indemnify and hold harmless** Strawberry Park from any loss, liability, claim, or demand including legal fees) arising from their own acts or omissions, or the acts of any minors or guests under their supervision.

## 7. USE OF LIKENESS

Participant grants permission to Strawberry Park to use any photographs, video, or audio recordings taken on campground property for promotional or marketing purposes, without compensation or notice.

## 8. SEVERABILITY

If any provision of this Agreement is found to be invalid or unenforceable under applicable law, the remainder shall remain in full force and effect.

## 9. GOVERNING LAW & VENUE

This Agreement shall be governed by the laws of the **State of Connecticut**, and any disputes arising hereunder shall be resolved in the courts of **New London County, Connecticut**.

**I HAVE READ THIS WAIVER AND RELEASE, FULLY UNDERSTAND ITS TERMS, AND UNDERSTAND THAT I AM GIVING UP LEGAL RIGHTS BY SIGNING IT. I SIGN FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT.**

**ABSOLUTELY NO SUBLET, CHANGE OF SITE, CHANGE OF CAMPING VEHICLE OR CHANGE IN THIS CONTRACT IS PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPM.**

## ACKNOWLEDGEMENT AND ACCEPTANCE

I acknowledge that I have read, understand, and accept the terms of this Seasonal Site Rental Contract as detailed above, as well as the **Strawberry Park Terms and Conditions (Rules)**: [strawberrypark.net/terms-and-conditions/](http://strawberrypark.net/terms-and-conditions/)

Camper Name: \_\_\_\_\_

Signature: \_\_\_\_\_

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

Strawberry Park Management LLC: \_\_\_\_\_  
(name and authorized signature)