



Extended Stay Agreement

This agreement ("Agreement") is made between Lively Acres Campground ("Campground") and the undersigned guest ("Camper"). This Agreement is governed by the laws of the State of Michigan.

1. Camper Information

Name: _____

Mailing Address: _____

Email: _____. Mobile Phone: _____

Emergency Contact: _____ Emergency Contact Phone: _____

RV Type: _____. Length: _____ feet. Year of RV: _____

RV License Plate: _____ Tow License Plate: _____

2. Term of Stay

This agreement is valid from _____ to _____.

Early arrival or extended departure must be approved in writing by Campground management.

3. Campsite

Camper is assigned Site # _____ with access to:

- Electrical hookup: _____. Any electricity is included in the rental fee.
- Potable water is available at campground fill stations. Direct water hookups are not provided at the site.
- Camper is responsible for transporting and managing their own water supply.
- Wastewater (gray water) must be managed in a self-contained holding tank. Two (2) complimentary pump-outs per calendar month are included in the rental fee. Additional pump-outs may be arranged at the current posted rate.
- Port-a-john facilities are provided on site.
- WiFi internet access is included as a courtesy. The Campground makes no guarantee of speed, availability, or continuity of service, and shall not be liable for outages, slowdowns, or interruptions.

Camper is responsible for all adapters, hoses, leveling equipment, and any other supplies needed to use their site.

4. Fees

The extended-stay site rental fee totals \$ _____ for the entire stay.

A security deposit of \$ _____ is due upon signing to reserve the site. The deposit will be refunded within fourteen (14) days of the end of the stay, provided that: (1) all fees have been paid in full, (2) the site is left in clean condition, and (3) no damage beyond normal wear and tear has occurred. Any unpaid fees or documented damages will be deducted from the deposit prior to refund. The remaining balance is payable in monthly installments, with the first installment due on the first day of the stay and each subsequent installment due 30 days thereafter, unless otherwise agreed in writing below.

Payments more than five (5) business days past due will incur a \$100.00 late fee. Continued non-payment beyond 10 business days may result in termination of this Agreement per Section 8.

Alternate payment schedule (if applicable):

5. Mail and Deliveries

Camper may use the following address for personal mail and package deliveries during the term of this Agreement:

Lively Acres Campground — [Camper Name / Site #____]
3801 W. Empire Hwy, Empire, MI 49630

Campground is not responsible for lost, stolen, or undelivered mail or packages. This address may not be used for business registration, licensing, or legal purposes.

6. Site Use and Rules

Camper agrees to:

- Keep the site tidy and free of excessive clutter, debris, or unauthorized storage.
- Dispose of all trash in designated campground receptacles.
- Observe all campground rules at all times (see attached Rules document).
- Not sublease the site or allow long-term guests to reside at the site without prior written approval from Campground management.
- Ensure that visitors comply with all campground rules. Camper is responsible for the conduct of their visitors.

7. Vehicles and Parking

Each site includes space for one (1) RV and one (1) additional vehicle. Additional vehicles must be pre-approved by management and may incur additional fees. No parking on grass or in neighboring sites without written approval.

7. Termination

Campground reserves the right to terminate this Agreement under the following conditions:

- Violation of campground rules — Campground will provide written notice and a minimum of twenty-four (24) hours to cure the violation where practicable. In cases of immediate safety risk, removal may be required without prior notice.
- Non-payment of fees — Campground will provide written notice. If payment is not received within five (5) business days of the notice, Campground may require departure.
- Conduct that is disruptive, unsafe, threatening, or damaging to property or other guests.

No refunds will be issued for early departure or for termination resulting from rule violations or non-payment.

Camper may terminate this Agreement early with ten (10) days' written notice to management. Refund of prepaid fees, if any, will be at the Campground's discretion per the terms agreed above.

8. Liability and Insurance

Camper assumes all risk associated with the use of campground facilities, common areas, and amenities. Camper agrees to indemnify and hold harmless Lively Acres Campground, its owners, agents, and employees from any and all claims, damages, losses, or expenses arising from injury, theft, loss, or damage to persons or property while on campground property.

Camper is solely responsible for maintaining adequate insurance coverage for their RV, tow vehicle(s), personal property, and personal liability. Campground assumes no liability for damage to or loss of Camper's property, including damage caused by weather, wildlife, utility issues, or neighboring campers.

9. Entire Agreement

This Agreement, together with the attached Campground Rules, constitutes the entire understanding between the parties regarding this stay. No oral agreements or representations shall be binding. Any changes, extensions, or amendments must be made in writing and signed by both parties.

Agreed to:

Camper Signature

Camper Name

Date

for Lively Acres Campground:

Date

Credit Card Authorization

By signing and paying the security deposit by credit card, Camper authorizes Lively Acres Campground to charge the credit card on file for monthly installment payments as they come due, and for any approved late fees per Section 4.

Camper will be notified by email when any charge is processed.

Campground Rules

Check-In & Check-Out:

Check-in: 1:00 PM, Check-out: 11:00 AM for campsites. Late check-outs or early check-ins may be accommodated upon request, based on availability. Please call to confirm.

Site Occupancy

Each site can accommodate the guest specified above and 2 pets. Keep your campsite clean. Dispose of trash in designated bins.

Quiet Hours & Courtesy

Quiet hours: 10:00 PM – 7:00 AM

Generators are permitted only during a power outage. No generators are allowed in the dry camping sites. Please be respectful of your neighbors. Loud music, excessive noise, disruptive behavior, or barking dogs will not be tolerated.

Campfires & Cooking

- Campfires are permitted in designated fire rings only.
- Never burn your garbage or leave a fire unattended. Firewood can be purchased at our on-site NeighborFood Market or sourced locally to prevent the spread of pests.
- Portable propane fire pits and grills are allowed.

Pets

Pets are welcome but must be leashed at all times. Owners must clean up after their pets.

Excessive barking or aggressive behavior may result in removal from the campground.

Vehicle & Parking

- One RV/tent and one vehicle per site. Additional vehicles may require overflow parking.
- No parking of vehicles on the grass.
- Speed limit: 5 MPH throughout the campground.
- ATVs, dirt bikes, and non-street-legal vehicles are not permitted in the campground.

Waste Management

Trash must be placed in designated bins. No dumping of gray or black water on the ground. Violators will be asked to leave without a refund.

Liability & Safety

Guests are responsible for their own safety and belongings. The campground is not responsible for accidents, injuries, or lost/stolen items. Management reserves the right to refuse service or remove guests for non-compliance with policies.

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