

# LITTLE CREEK CAMPGROUND

Operated and Managed by Xandermite Enterprises Inc.

## 2024 Campers Monthly Lease and Rules

The lot must be left in good condition to include trash removed. It must be ready for another camper to move in immediately. A cleanup fee of \$25.00 will be charged if not ready for use.

The fee includes camping, fishing, and use of the facilities, with the exception of recreation center and pavilions during private use or functions. Fees include immediate family and guests staying inside your camper with you. Renters must be present when guests are around and responsible for guest behavior. Anyone else on your lot, whether in a tent, a camper, a van, etc., will pay the Daily Rate per night per 2 person camping fees. Please advise guests to pay the fees upon arrival.

Campers wishing to have their holding tank pumped out will pay a \$20.00 per dump fee. There is also a \$10.00 fee for dumping the gray water tank, if you don't have a buried bucket". Tanks are usually pumped on Monday or Tuesday evenings. Please stop at the office to sign up and pay before you leave on Sunday.

Renters must be present when guests are around and responsible for guest behavior. Anyone else on your lot, whether in a tent, a camper, a van, etc., cost \$20.00 for the first tent up to 4 persons. Additional guests will be charged the Daily Rate per night per 2 person camping fees. ALL Visitors will be charged \$5.00 a day for regular weekends and \$7.00 a day for Holiday weekends. Please advise guests to pay the fees upon arrival.

Electricity will be metered. Bills will be read at the beginning of the month and will be due upon receipt. A late fee of \$30.00 will be accessed for any late payments over 30 days this lease will expire, and rent will revert to \$30.00 a day storage fee until account is brought up to date and the lease is renewed or all your property has been removed. Leases will renew automatically if rents and electric bills are paid on time. No notice is required but is appreciated to terminate contract at the expiration date, however all accounts must be settled prior to removing property.

Absolutely **NO** cutting trees. Firewood is available at the Camp Store

Bows, arrows, guns or firearms (including BB, air soft and slingshots) are **PROHIBITED ON THE PROPERTY**. Absolutely no hunting or trapping is allowed.

Only 2 vehicles are permitted per site at all times. Space is limited and too many vehicles could cause an accident. Please park extra vehicles in the parking area. No washing vehicles on campground..

The pond is designated as a "CATCH AND RELEASE". No "set" lines or night lines permitted. No fishing poles allowed unattended.

Swimming is at your own risk. No swimming after dark. Children – 14 and under Must be accompanied by an adult. NO glass bottles allowed in playground or in beach area.

Do not put charcoal grills on top of the picnic tables. Do not use stones or bricks for fire rings. Request a fire ring if your site does not have one.

### **ABSOLUTELY NO FIREWORKS ALLOWED IN THE CAMPGROUND.**

Pets are to be kept on a leash when outside your camper. PLEASE remember to clean up after them. Pet owners are strictly responsible for the actions of their pets. Pets are not allowed in buildings or on the beach unless seeing eyed dogs for the handicapped. **NO Aggressive Dogs, Full or Mixed Breeds, or Exotic Animals allowed on the property.** If you pet becomes violent or a nuisance you will be asked to remove your pet from the property immediately. If you cannot accomplish this you will be asked to leave first.

**REMINDERS:** There is a 5 M.P.H speed limit throughout the entire campground. *Quiet hours are from 12pm to 9am some exceptions for holiday weekends may occur.* If you can't hear your conversation then the music is too loud .Please be respectful of other campers. Underage drinking is prohibited. Disruptions of other campers will not be tolerated. Guest will be asked to stop ONCE only. Further disruptions will be handled by law enforcement with removal from the premises without refund.

XANDERMITE ENTERPRISES INC AND LITTLE CREEK CAMPGROUND WILL NOT BE HELD RESPONSIBLE FOR ACCIDENTS, STOLEN, LOST OR DAMAGED ARTICLES OR PROPERTY. TENANT AGREES TO INDEMNIFY XANDERMITE ENTERPRISES INC AND LITTLE CREEK CAMPGROUNDS FOR ANY AND ALL CLAIMS OR LOSSES MADE AGAINST XANDERMITE ENTERPRISES LLC AND LITTLE CREEK CAMPGROUNDS DUE TO NEGLIGENCE OR CONDUCT OF TENANT. WE RESERVE THE RIGHT TO REFUSE ANYONE. IN THE EVENT TENANT FAILS TO PAY ANY AND ALL CHARGES HEREIN AND XANDERMITE ENTERPRISES INC AND LITTLE CREEK CAMPGROUND INITIATES COLLECTION PROCEEDINGS, TENANT SHALL BE RESPONSIBLE FOR ALL CHARGES COURT COSTS AND ATTORNEY'S FEES.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Lot Number: \_\_\_\_\_ FEES : Security Deposite **\$150.00** Monthly **\$575.00**  
Begin Meter Reading \_\_\_\_\_ Weekly \_\_\_\_\_ Daily \_\_\_\_\_ Total \_\_\_\_\_  
Lease Begin Date: \_\_\_\_\_ Lease Expiration Date 1<sup>st</sup> of each month unless renewed by rent payment

I/We agree to the above conditions and rules. This lease and rules will remain in effect until I/We leave Little Creek Campground or the owner changes. Prices may change with ADVANCE notice.

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

Some fees subject to 7% Indiana State Sales Tax.

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