



SEASONAL RENTAL AGREEMENT

TENANT NAME: _____

SITE NUMBER: _____

Please read the following Rules and Release Form carefully as this document affects your legal rights.

1. **TERMS/DEFINITIONS:** For the purpose of this Agreement, Blueslide Resort shall be defined as the agent and representative for Blueslide Partners LLC (owner).
2. **RENT:** Seasonal Recreational Vehicle (RV) site rental shall be paid in full no later than March 31, 2012. A 20% non-refundable deposit is due at the time of reservation. Rent includes 1 (one) RV per seasonal site and cannot be sublet or sold without prior approval from management.
3. **DURATION:** The duration of a seasonal rental shall be 5 months beginning May 1st, weather permitting.
4. **MOVE IN:** Seasonal site rental customers may begin moving in during the month of April (weather permitting). The *move in date must be approved by management in advance.* Some services may not be available.
5. **MOVE OUT:** Seasonal site rental customers must move out during the month of October. Management reserves the right to restrict services during October and makes no guarantees regarding available utilities. Winter storage may be provided for a fee and signed storage contract. Management may require relocation from your seasonal site.
6. **FACILITIES:** RV tenants shall have the use of the assigned rental site for one RV as well as one additional vehicle, and shall have the right to use, in common with other RV tenants, the bath houses, laundry facilities, pool, beach and boat launch at Blueslide Resort. Use of the meeting hall is by reservation only and subject to a negotiated rate. The *standard occupancy for any seasonal site is 8 (eight).* Seasonal customers should inquire at the office if they plan on having more than 8 (eight) individuals in their site as additional fees may apply.
7. **RV SITE:** RV tenants are responsible for maintaining their site and the areas immediately adjacent. This includes watering, mowing and trimming of the grass. Sites are to be kept neat and orderly. Should the RV tenant be absent for extended periods, it is their responsibility to provide for the upkeep of their site. Should a site be left unattended, management reserves the right to maintain the site at the RV tenant's expense.

At no time is the RV tenant to modify the facilities of Blueslide resort without the prior approval of management to include pruning, cutting, planting or removing trees or shrubs. All ground penetration is to be approved in advance with management to avoid damage to power, water and septic infrastructure. Fences, barriers, poles, signs, excessive ornaments, or structures of any kind are prohibited without specific permission from management.

8. **PARKING:** Each RV tenant may park at least one vehicle in their site. Additional vehicles, boats, trailers, and ATV's may be accommodated based on parking availability in the site. Management reserves the right to impose additional fees and parking restrictions. At no time is the RV tenant or their guests allowed to park in such a way as to encroach on any other site or common areas of the resort including access roads, pathways, or resort operations facilities.
9. **LAUNCH & DOCK:** RV tenants have unrestricted access to the resort launch. Community dock space is provided on a first come, first serve basis. Private dock slips may be provided at a



later date and are for use by reservation only. Launch fees will be charged for non RV Tenant day use in accordance with the prevailing rates. At no time are boats or PWC's (personal watercraft) to be left at the dock when the owner/tenant is not on the property.

10. **RULES & CONDUCT:** RV tenants will not make any improper, unlawful, or inappropriate use of the RV space or facilities of Blueslide Resort. RV tenants shall honor quiet times from 11:00pm to 8:00am, including, but not limited to, refraining from loud music and disruptive behavior. The RV tenant is responsible for the action of all guests. Guest vehicles are subject to parking restrictions and all applicable use fees. Resort rules will be published and distributed at the beginning of the season and will be posted in the office and other common areas throughout the resort. Failure to comply with resort rules may result in immediate eviction and forfeiture of all payments and deposits.
11. **ANIMALS:** All pets must be leashed when outside tenants RV and in the park. Pet owners will comply with all applicable state and local laws and ordinances and, in addition, shall confine pets to the tenant's RV space. Structural containment for animals must be approved by management in advance, this includes electronic perimeter systems. The tenant shall promptly remove any pet from Blueslide Resort upon demand in the event that said pet shall, in any way, disturb other guests or RV tenants. RV tenants are required to pick up after their pets.
12. **MODIFICATIONS:** This agreement constitutes the entire agreement between Blueslide Resort and the RV tenant. No amendment to, or modification thereof, shall be effective unless expressed in writing to all park tenants.
12. **RECREATIONAL MOTOR VEHICLES:** ATV's including motorcycles and dirt bikes may be ridden, *AT IDLE SPEED ONLY (less than 5 miles per hour)*, to and from sites using established roads and approved pathways for the express purpose of accessing public roadways and approved ATV trail systems. At no time is the use of these vehicles allowed within the resort except for immediate in and out access. Management reserves the right to suspend operation of excessively noisy vehicles within the resort.
13. **LIABILITY:** Blueslide Resort will not be responsible for loss or damage to RV tenant's property due to theft, vandalism, fire, any other casualty, or act of God. The RV tenant expressly assumes all risk of such loss or damage and must carry their own insurance.
14. **INDEMNIFICATION:** This property is owned by the Blueslide Partners LLC, a Washington state limited Liability Corporation. The RV tenant accepts tenancy privileges with the understanding that the RV tenant does hereby release Blueslide Partners LLC and Blueslide Resort, their officers, agents, officials and employees of and from all claims, liability, and expenses, including but not limited to attorney and other professional fees, for injury to persons, loss of life, or damage to property arising out of use of the facilities. The RV tenant agrees to indemnify Blueslide Partners LLC and Blueslide Resort, their officers, agents, officials and employees, against claims resulting from loss or damage to property or injury to the person or any member of the family or guest of the RV tenant arising out of the use of its facilities. Except as expressly stated herein, no warranties or representations are made or exist concerning the cabins or the campground facilities.

I have read and understand all of the Rules, Terms and Conditions as set forth in this Rental Agreement. By signing below, I agree to all the Rules, Terms and Conditions as contained in this Rental Agreement.

Signature: _____ Date: _____

Printed Name: _____