



SEASONAL SITE RENTAL CONTRACT - 2025

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 2025 SEASON (which runs from Nov. 1, 2024, through October 31, 2025), 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 and also attached. Camper also agrees to obey all posted signs and rules.

All sites have water and electrical services, but not all sites have sewer connections. For the non-sewer sites, pumpouts are available for a fee, currently \$40 each, upon scheduled request via the online Pumpout Request system. See company website and [Pumpouts](#) for details.

Recreational Vehicle (RV) units may not contain a washer or dryer.

In the event that SPM receives an offer to purchase the site from a third party, SPM may require the Camper to move his RV to another site approved by SPM for the remainder of this Seasonal Contract. Such relocation shall not be a breach by SPM of this Seasonal Contract or entitle Camper to any claim related to such relocation.

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 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 site rental, visitors, electricity, site services, past due 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 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, which will 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 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 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. See Owners Portal www.strawberrypark.net/owners-portal/ for details.

- continued on Page 2



SEASONAL SITE RENTAL CONTRACT - 2025

SITE NUMBER _____

CAMPER First Name: _____ Last Name: _____

Address: _____

Email: _____ Cell Phone: _____ Home Phone: _____

Vehicle Plate #: _____

CAMPER #2 First Name: _____ Last Name: _____

Email: _____ Cell Phone: _____ Home Phone: _____

Vehicle Plate #: _____

RV Make: _____ Model: _____ Model Year*: _____ Length (ft.): _____

* If RV is over 15 years old, acceptance is subject to SP approval - email photographs to SPReservations@EliteResorts.com

Golf Cart (Y/N) _____ (only electric) If yes, Golf Cart registration and proof of insurance is required. See website.

All members of Camper's Party must be listed below.

All others wishing to enter the Park shall be considered Visitors, subject to the Visitor registration requirements, rules and fees, 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 of their Visitors.

MEMBERS OF THE CAMPER'S PARTY (non-transferable)

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

DATES: 2025 Seasonal Contract Period: Nov. 1, 2024 - Oct. 31, 2025 / Park Activities Period: May 23, 2025 - Oct. 14, 2025
Winter Onsite Storage Period: Nov. 1, 2024 - Mar. 31, 2025
Seasonal Summer Usage Period: Apr. 1, 2025 - Oct. 31, 2025

PAYMENT SCHEDULE: Online payment only (credit card or bank transfer – no cash or checks)

Upon contract execution: \$2,000.00 1st Installment
On or before Jan. 1, 2025: \$2,000.00 2nd Installment
On or before Mar. 1, 2025: \$2,000.00 3rd Installment plus \$ 800.00 Electricity Usage Deposit (Unused balance refunded Nov. 31, 2025)

Camper agrees completely 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.

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)*: <https://www.strawberrypark.net/terms-and-conditions/>

Camper Name: _____ Signature: _____ Date: _____