

Red Barn Campground

W6820 Hwy B, Shell Lake, WI 54871

camp@redbarncampground.com

REMIT AGREEMENT AND PAYMENT TO agent for maintenance and collection of fees:
PO Box 18 Lodi, WI 53555 | Business office: 715-731-0032

RED BARN SEASONAL CAMPGROUND LODGING AGREEMENT FOR THE 2023 SEASON

1. The CONTRACT – GENERAL TERMS

- A. This agreement is called the CONTRACT. All words which are typed in CAPITAL LETTERS are defined in the CONTRACT.
- B. Upon the payment of FEES and execution of this CONTRACT by both parties, the persons named herein as the CAMPERS are granted the privilege of LODGING for a SEASON at the CAMPGROUND on a CAMPSITE, until and unless the CAMPER is subject to REMOVAL.
- C. The CONTRACT incorporates the CAMPGROUND RULES, policies and any other documents issued by the CAMPGROUND to the CAMPER at any time during the term of the CONTRACT.
- D. The CAMPGROUND may elect to allow persons who are not CAMPERS to LODGE on a day-to-day basis as GUESTS under the conditions of this CONTRACT.
- E. The CAMPERS acknowledge the INHERENT RISKS of camping at the CAMPGROUND and agree that the liability of the CAMPGROUND is limited as stated in this CONTRACT.
- F. Upon expiration of the CONTRACT or REMOVAL of the CAMPER, the CAMPING UNIT shall be removed as stated in this CONTRACT or may be removed by the CAMPGROUND at the expense of the CAMPER.
- G. This CONTRACT may not be assigned to others. The CAMPER may not list the CAMPING UNIT or CAMPSITE on a sharing site such as RVshare, Outdoorsy, AirBnB, VRBO, or any other service or advertising forum. Listing a CAMPSITE or CAMPING UNIT on a sharing site, or sale a of the Unit by the Camper constitutes a voluntary termination of this Agreement.
- H. The term of this CONTRACT is the SEASON.
- I. Any disputes concerning this CONTRACT are subject to ARBITRATION.

2. The CAMPGROUND.

As used in this CONTRACT, the term CAMPGROUND means the premises of **Red Barn Campground, LLC** W6820 Hwy B, Shell Lake, WI 54871 [**The CAMPGROUND is a (limited liability company)**]. The CAMPGROUND includes the amenities and common areas of the CAMPGROUND.

3. The CAMPERS:

- A. The persons named below, and no one else, are allowed to lodge on the CAMPGROUND. These named individuals are referred to in this CONTRACT the CAMPERS:

ADULTS: _____.

MINORS: _____.

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B. Animals.

The CAMPGROUND allows CAMPERS to bring up to a total of 2 dogs or cats, owned by the CAMPER. Before bringing the dog or cat, CAMPER shall execute a PET AGREEMENT.

C. Any unauthorized animal or animal causing damage or injury will be ejected immediately.

D. Animals shall be kept inside the CAMPING UNIT or on a leash. There are NO EXCEPTIONS to this RULE. Any animal found unleashed outside a CAMPING UNIT will be ejected without any warning.

4. LODGING.

A. The CAMPERS' privilege of occupancy is known as LODGING. The CAMPGROUND is a place of transient recreational lodging. The CAMPGROUND is not a residence or leasehold of any kind. This CONTRACT provides the CAMPERS with the right to be physically present on the CAMPGROUND for the specific purposes authorized in the CONTRACT. The privilege is a license to be present on the CAMPGROUND at the pleasure of the CAMPGROUND and is not a lease. Under no circumstances may any person lodge at the CAMPGROUND for more than eight out of the previous 12 months.

B. All CAMPERS agree to enjoy their LODGING in an orderly, respectful, peaceful, civil manner which is respectful of the interests of other CAMPERS and GUESTS and which complies with the RULES of the CAMPGROUND.

C. All CAMPERS and GUESTS acknowledge the CAMPGROUND may demand and cause REMOVAL of any CAMPER or GUEST for violation of the CAMPGROUND's rules or standards, at any time. The CAMPGROUND will attempt to counsel CAMPERS who violate rules or standards. The CAMPGROUND, however, may direct a CAMPER to leave the CAMPGROUND without notice or prior warning, when the CAMPGROUND concludes that it necessary for preservation of peace, order or safety of the CAMPGROUND.

D. LODGING includes the CAMPERS' use of the CAMPSITE, placement of the CAMPING UNIT and use of AMENITIES according to the terms of this CONTRACT.

E. CAMPERS are aware that:

1. This CONTRACT is not a lease.

2. CAMPERS or GUESTS are not tenants.

3. The CAMPGROUND is not a landlord.

4. By signing this CONTRACT, each CAMPER or GUEST agrees they are subject to immediate REMOVAL from the CAMPGROUND without any judicial process such as eviction at the direction of the CAMPGROUND.

5. CAMPERS or GUESTS have no right to renewal of this CONTRACT, nor any right to occupy the CAMPSITE, except at the pleasure of the CAMPGROUND.

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5. The SEASON.

A. The CAMPGROUND has the following schedule for CAMPERS for 2023 and winter storage.

1. January 1 to April 15, 2023: **CLOSED**
(weather permitting, discretion of the CAMPGROUND, we may open earlier)
2. April 1 to April 15, 2023: **POTENTIAL SET-UP ACCESS**
(weather permitting and at pre-approved discretion of the CAMPGROUND)
3. April 15, 2023 to October 31, 2023: **OPEN**
4. August 31, 2023: **DEADLINE FOR RENEWAL for 2024**
5. October 15, 2023: **DEADLINE FOR REMOVAL IF NOT RENEWING**
6. October 16 to October 31, 2023: **SHUT-DOWN ACCESS**
(weather permitting and at pre-approved discretion of the CAMPGROUND)
7. November 1, 2023 – April 15, 2024: **CLOSED**

B. When the CAMPGROUND is CLOSED, no one may access the CAMPGROUND except as provided in this paragraph. A RETURNING CAMPER (one who has signed a Seasonal Lodging Agreement for the following SEASON, paid all required payments and been approved to return by the CAMPGROUND) may store the CAMPING UNIT on the CAMPSITE during the CLOSED season. RETURNING CAMPERS may access the CAMPGROUND when it is CLOSED only with advance permission from the CAMPGROUND. You may dry-camp any time, but roads will NOT be plowed.

C. SET-UP ACCESS means RETURNING CAMPERS and authorized CONTRACTORS may access the CAMPGROUND between 8:30 AM and 4:30 PM, or as scheduled, for the purpose of preparing the CAMPSITE for occupancy during the following SEASON.

D. SHUT DOWN ACCESS means CAMPERS and authorized CONTRACTORS may have access to the CAMPGROUND between 8:30 AM and 4:30 PM, for the purpose of preparing the CAMPSITE for winter storage or to remove the CAMPING UNIT.

E. OPEN means the CAMPGROUND will be available for CAMPERS to enjoy the CAMPGROUND'S LODGING.

F. The DEADLINE FOR RENEWAL is **August 31, 2023**, CAMPERS must sign and deliver the 2024 Seasonal Lodging Agreement to the CAMPGROUND and pay FEES that are due. The CAMPGROUND may make the CAMPSITE available to other CAMPERS if the 2023 Agreement and FEES are not received by this date.

G. DEADLINE FOR REMOVAL: October 15, 2023. If a CAMPER does not renew for 2024, or the CAMPGROUND declines to renew, the CAMPING UNIT must be relocated by this date and the CAMPSITE must be completely cleared of personal property.

6. The CAMPSITE.

A. The CAMPERS may have LODGING on Site Number _____. The CAMPERS shall have exclusive LODGING on the CAMPSITE for the purposes allowed by this CONTRACT.

B. CAMPERS have had the opportunity to inspect the CAMPSITE and accept its condition.

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- C. The CAMPSITE includes:
1. An electrical connection which provides domestic electricity not to exceed 30 Amps.
 2. A water supply line which is connected to a private water well.
 3. A connection to a private on-site wastewater treatment system or Service to empty a transfer tank on the CAMPING UNIT which holds greywater generated by the CAMPERS. Free sewer pumping as needed (applies to sites with underground holding tanks).
 4. A parking area which may be used for up to **two VEHICLES** of the CAMPERS or GUESTS.
 5. Space on which the CAMPERS may place **one (1) storage shed, which must be constructed of vinyl or resin and may not be larger than 4 feet by 4 feet by 6 feet.**
 6. Off-site storage, during season, of boats and related recreation equipment with proof of insurance is OPTIONAL - \$100 FEE applies.
 7. Space on which the CAMPERS may place a porch or patio whose design and construction is approved by the CAMPGROUND before it is constructed.
 8. The right to place a **table and reasonable number of chairs and umbrella on the CAMPSITE.**
 9. A location, which shall be approved by the CAMPGROUND, on which the CAMPERS may place a CAMPING UNIT.
- D. No other objects of any kind may be placed on the CAMPSITE without permission in advance from the CAMPGROUND.
- E. The CAMPGROUND retains the right to direct the CAMPERS to remove any article of personal property of any kind whatsoever if the CAMPGROUND in the sole discretion of the CAMPGROUND determines that the personal property is inconsistent with the best interests of the CAMPGROUND. The CAMPGROUND is not responsible for the damages or loss which may be sustained by a CAMPER by reason of having to remove any item of personal property.
- F. CAMPERS shall keep the CAMPSITE free of litter or debris and shall maintain all personal property on the CAMPSITE.
- G. CAMPERS may not perform any repairs, construction, landscaping, maintenance or other work on their CAMPSITE or CAMPING UNIT without prior written approval of the CAMPGROUND. Work which requires a Wisconsin contractors' license must be performed by a qualified trades person with a license. The CAMPGROUND reserves the right to refuse to approve any contractor.
- H. Any landscaping or other improvements to the CAMPSITE made by CAMPERS shall remain at the CAMPSITE after the CAMPERS' REMOVAL and are the property of the CAMPGROUND.
- I. No signs, banners or political signs may be posted on a CAMPSITE, except signs noting the birthday, wedding anniversary, graduation, retirement or other life event of a CAMPER.
7. **The CAMPING UNIT.**
- A. The CAMPERS may place on the CAMPSITE a single trailer, motorhome, pop-up trailer or other recreational vehicle which has been approved by the CAMPGROUND and which is specified in this CONTRACT. That trailer, motorhome, pop-up trailer or other recreational vehicle is known in this CONTRACT as the CAMPING UNIT.

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- B. Only trailers, motorhomes pop-up trailers, park model RVs or other recreational vehicles which are less than 15 years old and have been certified by the Recreational Vehicle Industry of America may be placed on a CAMPSITE. The CAMPERS may not replace a CAMPING UNIT without approval by the CAMPGROUND.
- C. The CAMPERS may place the following CAMPING UNIT on the CAMPSITE:

Manufacturer: _____ Year: _____ VIN: _____

State of Title: _____ Title No. _____ Plate No. _____

If there is a Secured Party, state the following:

Name of Secured Party: _____ Address: _____

Phone: _____

- D. CAMPERS agree that the CAMPING UNIT above will be 15 years old in 20____. The CAMPGROUND does not allow any CAMPING UNIT to be more than 15 years old. CAMPER agrees that, in the event CAMPER has renewed this CONTRACT through 20____, the CAMPING UNIT will be subject to REMOVAL at the end of that season.
- E. Insurance on the CAMPING UNIT:

Company: _____ Policy No. _____

Agency Name: _____ Phone: _____

- F. Should a CAMPER wish to sell a CAMPING UNIT, the CAMPER shall notify the CAMPGROUND. The CAMPER may not sell the CAMPING UNIT on the property of the CAMPGROUND unless the CAMPER has signed a separate contract with the CAMPGROUND which provides for the sale. Before signing any purchase agreement, the CAMPER shall obtain approval of the proposed purchaser from the CAMPGROUND. The CAMPGROUND reserves the right to refuse to approve the proposed purchaser of a CAMPING UNIT. If a CAMPER sells a CAMPING UNIT without obtaining approval of the buyer, this CONTRACT is terminated, and the CAMPING UNIT is subject to REMOVAL. If the CAMPGROUND approves the buyer, the buyer shall execute a CONTRACT in their own name prior to LODGING at the CAMPGROUND.

8. GUESTS.

- A. The CAMPGROUND may permit persons other than the CAMPERS to lodge on the CAMPSITE as authorized GUESTS. The CAMPGROUND has the right to refuse to allow any person admission to the CAMPGROUND as a GUEST.
- B. GUESTS are subject to the CAMPGROUND RULES and the following additional restrictions and limitations:

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1. GUESTS may not remain on the CAMPGROUND for more than two continuous weeks or a more than 40 days in a SEASON without the additional approval of the CAMPGROUND.
 2. There shall be no more than four GUESTS at a CAMPSITE on the same day.
 3. Any person who is not a CAMPER and is on the premises of the CAMPGROUND is a trespasser who will be removed unless that person is approved and registered by the CAMPGROUND office as a GUEST.
 4. CAMPERS are responsible for the conduct of their GUESTS.
 5. GUESTS are responsible for their own conduct, behavior and deportment, and shall abuse by all provisions of this CONTRACT which apply to CAMPERS.
 6. No GUESTS are permitted at a CAMPSITE unless there is an adult present at the CAMPSITE.
- C. All GUESTS must register with the CAMPGROUND. The CAMPGROUND may refuse to admit any person as a GUEST for any reason in the sole discretion of the CAMPGROUND.

9. VEHICLES.

- A. The following are VEHICLES and are permitted to be operated on the CAMPGROUND by CAMPERS or GUESTS:
1. Automobiles, pickup trucks and vans with a curb weight of less than 9,000 pounds.
 2. Motorcycles legal for street use which are equipped with original equipment mufflers.
- B. The following are not vehicles and are not-street legal but may be used in the CAMPGROUND subject to the RULES.
1. Electric golf carts. (See 13. Fees for permit information.)
 2. Pedal-powered and electric bicycles.
 3. ATVs – at 10 mph within the campground property.
- C. No person may operate a VEHICLE unless that person has a valid driver's license issued by Wisconsin, or, by a State or licensing authority recognized by Wisconsin, and has liability insurance in force covering the vehicle being operated.

10. RULES.

- A. The CAMPERS acknowledge that each CAMPER has been given a copy of the RULES of the CAMPGROUND. The CAMPERS agree they will follow the RULES and the directions of CAMPGROUND staff. All these expectations are known in this CONTRACT as the RULES.
- B. CAMPERS agree that all persons should have the opportunity to LODGE at the CAMPGROUND regardless of their race, national origin, color, creed, religion, sexual orientation or marital status. Discriminatory actions, harassment based on a person's status and sexual harassment are not tolerated by CAMPGROUND. Individuals engaging in discriminatory or harassing behavior will be subject to immediate REMOVAL.
- C. The CAMPERS agree to conform to and follow the RULES. In addition, the CAMPERS agree to use reasonable judgment, cooperative spirit and positive attitudes to interact pleasantly and quietly with other CAMPERS, GUESTS and the CAMPGROUND staff.

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- D. The CAMPERS wish to enjoy a peaceful, pleasant recreational experience, which depends on every CAMPER and GUEST following the RULES. In order to assure that the CAMPGROUND can maintain peace and order, each CAMPER agrees the CAMPGROUND has the right to direct any CAMPER to leave the CAMPGROUND, temporarily or permanently, for any lawful reason in the sole discretion of the CAMPGROUND.
- E. The CAMPERS agree to abide by changes in the RULES or new RULES as they are added or amended.

11. AMENITIES.

- A. The CAMPGROUND offers certain common areas for the enjoyment of CAMPERS and GUESTS. These common areas and services are known as AMENITIES.
- B. CAMPER acknowledge that the CAMPGROUND may, in its discretion, make changes to the AMENITIES, the hours in which the AMENITIES operate, open or close AMENITIES.
- C. The AMENITIES include:
 - 1. Miniature golf
 - 2. Bathroom with free showers
 - 3. Large recreation hall in barn loft
 - 4. Rainbow Play Center
 - 5. Sand volleyball court
 - 6. Old fashioned merry-go-round, large swings
 - 7. Horseshoe Pit
 - 8. 225 acres
 - 9. 3 miles of wooded trails for hiking

12. REMOVAL.

REMOVAL OF CAMPER OR GUEST.

- A. Whenever a CAMPER or GUEST is directed to leave the CAMPGROUND, the CAMPER AND GUEST shall leave immediately and shall remain off the premises of the CAMPGROUND. The CAMPER may return to the CAMPGROUND only with advance permission of the CAMPGROUND and only for the purpose of removing the CAMPING UNIT and cleaning the CAMPSITE. A CAMPER or GUEST present on the CAMPGROUND after notice of REMOVAL is a trespasser.
- B. Any CAMPER or GUEST who fails to leave the CAMPGROUND when ordered to do so shall be liable to the CAMPGROUND for liquidated damages of \$100 per day plus all costs and attorneys' fees incurred by the CAMPGROUND in removing the CAMPER or GUEST.

REMOVAL OF CAMPING UNITS AND PERSONAL PROPERTY

- C. Upon the expiration of this CONTRACT, or whenever a CAMPER is notified that that CONTRACT has been terminated by the CAMPGROUND, the CAMPER shall arrange for REMOVAL of the

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CAMPING UNIT and all CAMPSITE property within thirty (30) days of the expiration or termination date.

- D. In the event that the CAMPER fails to remove the CAMPING UNIT or other personal property by the termination or expiration date, the CAMPGROUND shall give the CAMPER notice that the CAMPGROUND will dispose of the CAMPING UNIT in a commercially reasonable manner at the discretion of the CAMPGROUND. The CAMPGROUND's disposition of the CAMPING UNIT shall be final. CAMPER shall have no recourse against CAMPGROUND or right to receive the proceeds from any sale of the CAMPING UNIT.
- E. If a CAMPING UNIT is not timely removed, or a CAMPSITE is not completely cleared of personal property, the CAMPGROUND may charge the CAMPER seventy-five dollars (\$75) per day for storage. In addition, CAMPERS shall be liable for all expenses incurred by CAMPGROUND in relocating the CAMPING UNIT and clearing the CAMPSITE.
- F. CAMPER agrees that the presence of a CAMPER or a GUEST on the CAMPGROUND premises after the CAMPGROUND has given the CAMPER or GUEST notice of REMOVAL shall constitute irreparable harm to the CAMPGROUND for which money damages are inadequate.
- G. There will be NO REFUNDS to CAMPERS or GUESTS who are subject to REMOVAL, or who leave the CAMPGROUND before the end of the SEASON.
- H. The CAMPGROUND shall have a lien against the CAMPING UNIT which shall permit the CAMPGROUND to refuse to release the CAMPING UNIT until all fees or monies owed to the CAMPGROUND have been paid.

13. FEES.

- A. CAMPER shall pay a Riverview Seasonal Lodging fee in the sum of \$2500.00 (Plus 5.5% sales tax of \$137.50 for a total of 2637.50

- 1. Seasonal Lodging fees. **\$2500 + tax**
 - a. CAMPER shall pay a Seasonal Lodging fee in the sum of \$2,500.00 (Plus 5.5% sales tax of \$137.50 for a **total of \$2,637.50.**
 - b. **The CAMPER agrees to pay a non-refundable deposit of \$500.00 by October 15, 2022** to secure your site.
 - c. At CAMPER's election, the remaining Seasonal Lodging Fee of \$2,137.50 may be paid as follows, or in a lump sum:

If the CAMPER elects to make payments they are due as follows:

December 15, 2022: \$287.50

January 15, 2023: \$650.00

February 15, 2023: \$600.00

March 15, 2023: \$600.00

- 2. Electricity – Meters are read at the beginning of the season and payable in July and October.

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3. Off-site storage, during season, of boats and related recreation equipment with proof of insurance - \$100.00/year.
 4. Golf Cart Permit – you are welcome to keep/store your golf cart onsite and permits are \$20.00/year.
- B. CAMPERS shall be responsible for all charges, fees or taxes which are assessed against the CAMPSITE, the CAMPING UNIT or the CAMPGROUND by reason of any action or omission of the CAMPERS. If CAMPERS' actions or omissions result in commencement of enforcement action against the CAMPGROUND, then CAMPERS shall be responsible for the attorneys' fees and expenses incurred by the CAMPGROUND.
 - C. Unpaid charges and fees shall be a lien against the CAMPING UNIT. In the event of non-payment, the CAMPGROUND shall have a lien for unpaid charges and costs and shall have the right to detain the CAMPING UNIT until the charges and fees are paid, or, to place the CAMPING UNIT for sale. All unpaid charges, fees and expenses of sale shall be paid out of the sale proceeds.
 - D. There shall be a late charge of the lesser of \$10 or 5 % for payments made more than five days after the due date. If an unpaid balance remains unpaid for more than 30 days, the balance shall bear interest at the rate of 1.5 % per month or partial month.
 - E. CAMPERS shall pay CAMPGROUND all attorneys' fees which CAMPGROUND incurs in any lawsuit or arbitration to enforce this CONTRACT or in defense of the CAMPGROUND by reason of any action or omission of the CAMPERS.

14. INHERENT RISKS AND LIABILITY.

- A. CAMPERS are aware that the CAMPGROUND offers recreational opportunities in an outdoor setting. Because the CAMPGROUND'S setting is a natural environment, the Wisconsin Legislature has adopted section 895.519 of the Wisconsin Statutes, which grants the CAMPGROUND immunity from liability for the INHERENT RISKS of camping activity. CAMPERS acknowledge they accept the INHERENT RISKS of camping. CAMPERS are aware that they will be unable to recover damages against the CAMPGROUND for the INHERENT RISKS of camping even if the CAMPERS or GUESTS are injured or killed as the result of such INHERENT RISKS.
- B. The CAMPGROUND is not liable for impairment of the quality or extent of LODGING resulting from weather, acts of God, infectious agents, or injuries caused by other CAMPERS.

15. GENERAL PROVISIONS

- A. This CONTRACT is the only agreement between the CAMPGROUND and the CAMPERS. All discussions and representations are integrated into this CONTRACT.
- B. If CAMPGROUND or CAMPER are required to give notice to the other party, notice will be deemed to have been given:
 1. To the CAMPGROUND, if a written notice was given to a CAMPGROUND employee at the CAMPGROUND office during business hours.

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2. To the CAMPER if a written notice was given to an adult CAMPER, or, posted on the door of the CAMPING UNIT.
- C. The CAMPGROUND is not required to give written notice of any order or directive given in an emergency; to preserve the peace or quiet in the CAMPGROUND, or to enforce a provision of this CONTRACT or the RULES.
- D. This CONTRACT may be amended only in a written amendment signed by the CAMPGROUND and the CAMPER.
- E. All claims and disputes arising under this CONTRACT shall be resolved according to the laws of the State of Wisconsin.

16. ARBITRATION.

- A. Any claims by CAMPGROUND for injunctive relief against a CAMPER or GUEST, or for collection of unpaid FEES or other sums alleged to be owed pursuant to this CONTRACT shall be brought in the Circuit Court for the County of _____, State of Wisconsin. CAMPER and CAMPGROUND irrevocably waive any right to trial by jury.
- B. In the event that CAMPER or CAMPGROUND wish to assert any claim other than the claim described in section A above, such as but not limited to a claim for personal injuries, including defamation; violations of trade practices, improper business methods or unlawful discrimination, it is agreed that the claim shall be resolved in Arbitration according to the rules of the American Arbitration Association. The Arbitration shall be held in _____, Wisconsin, the County Seat of _____ County.

17. CAMPERS' DUTY TO READ.

CAMPER IS AWARE THAT THE LAW REQUIRES PEOPLE TO READ A CONTRACT BEFORE SIGNING IT. IF YOU SIGN THIS CONTRACT, YOU WILL BE DEEMED TO UNDERSTAND IT AND TO HAVE READ IT. YOU WILL BE EXPECTED TO ABIDE BY IT. BY SIGNING, WE AGREE THAT WE MAY BE REMOVED FROM THE CAMPGROUND AT ANY TIME AT THE DIRECTION OF THE CAMPGROUND.

Dated: _____

FOR THE CAMPERS [All Adults and a parent with legal custody of all minors must sign]

Dated: _____

For the CAMPGROUND:

CAMPER NAME AND ADDRESSES:

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Adults: _____

Address: _____ City _____ State _____ Zip _____

Minors (Children under the age of 18, of which the Adults listed on this agreement are legal guardians):

Contact Information:

Home Phone: _____

Cell Phones: _____

Work Phone: _____

Email(s): _____

Person to Contact in Emergency:

_____ Phone: _____

Name of Liability and Property Insurance Carrier: _____

Policy # _____

INFORMATION ABOUT THE UNIT

Manufacturer: _____ Year: _____

Model: _____

VIN / CHASSIS # _____

Title: State: _____ License Plate #: _____ Title #: _____

Lien holder (if any) _____ Account: _____

Address: _____ City _____ State _____ Zip _____

SHEDS:

Type: _____ (Metal, wood, resin) Size: _____

PORCHES, DECKS:

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Describe: _____ Size: _____

Date Built: _____

FLOODPLAIN ADDENDUM

The CAMPSITE is located on land which lies in a "Floodplain." A Floodplain is an area of land which has a 1 percent chance of being covered by flood water in any given year.

Because the CAMPSITE is in a Floodplain, special rules apply:

1. Everything located on the CAMPSITE must be capable of being moved out of the Floodplain with 72' hours advance notice. No posts, anchors, or piles may be placed in the ground.
2. When the CAMPGROUND learns that a Flood Warning has been issued for the CAMPSITE, the CAMPGROUND will notify the CAMPER to relocate the CAMPING UNIT to an area outside the Floodplain which is designated by the CAMPGROUND.
3. If the CAMPER does not relocate the CAMPING UNIT within 48 hours of the time notice is given by the CAMPGROUND, the CAMPGROUND may relocate the CAMPING UNIT. CAMPER shall provide a key to the CAMPING UNIT so that CAMPGROUND may enter the CAMPING UNIT to make emergency preparations to relocate the CAMPING UNIT. CAMPGROUND is not responsible for damage to the CAMPING UNIT or its contents if CAMPGROUND makes an emergency relocation.

ADDENDUM – RULES/GUIDELINES and ADDITIONAL INFO RE: SEASONAL CAMPSITE AGREEMENT

Quiet time: Quiet time begins at 11:00 p.m. After 12:00 a.m. we expect absolute quiet. Please respect the other campers who wish to sleep. Any disturbances or concerns should be promptly reported to Rick Severson at 608-498-3760 or Lori at 608-792-5915

Pets: Pets are welcome, BUT must be kept on a leash at all times and never left unattended. Owners must clean up all waste left by the pet. You must complete a pet agreement for each pet.

Shoes: Shoes MUST be worn when around animals, in the barn, playing mini golf. We encourage all campers to wear shoes at all times in outdoor activities.

Visitors: PLEASE REFER TO YOUR SEASONAL CONTRACT. We follow an "honor system" in self reporting of visitors and payments.

Garbage: Garbage must be bagged and placed in the dumpster at the east end of the barn.

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- Recycling:** PLEASE keep recycled items separate from your other garbage and place them in the marked dumpster. Limit materials to CLEAN paper, cardboard, bottles, and cans. (If you are in doubt, put the item in garbage). NO plastic bags in recycling.
- Wood:** Dry Wood can be picked up and paid for at the office. Price is \$5.00 per bundle (NOTE: DNR asks us to enforce “no wood brought into campground—gypsy moth”)
- Campfires:** Please extinguish your campfires before retiring for the night.
- Bear:** There are bears in the area. Clean-up ALL food residues around your site.
- What To Do In Storms:** You are encouraged to seek shelter in the lower level of the barn, below the recreation hall loft of barn. With cement walls, this is the safest place.

Things You Can Do at The Red Barn

- Miniature Golf:** We are going to continue in 2023 free mini-golf for RBC campers. Clubs and balls will be available on the porch. You can turn on the moving “gates” for greens on hole#1.
- Lake Use:** You are only blocks away from a public access to one of the most beautiful lakes in Wisconsin. Enjoy the lake, but please help keep it clean.
- Hiking:** You are encouraged to walk the RBC trails to enjoy the wildlife, beautiful woods, flowers, and unique topography.
- Other Recreation:** Basketball, pool, and ping pong can be played in the barn loft recreation hall, as well as Pickleball (contact Lee for setting up the pickleball court: playing times are limited).
- There is a volleyball sand court in the playground area, and horse shoe pits west of the small animal pen. Again, on an experimental basis, assuming no problems, balls, horse shoes, etc. will be available on the office porch. All free. Please respect the antique merry-go-round by not treating it roughly.