

NEW SEASONAL INFORMATION  
OAKLAND VALLEY CAMPGROUND  
399 OAKLAND VALLEY ROAD, CUDEBACKVILLE, NY 12729 (845)754-8732

2017 SEASON April 21<sup>st</sup> to October 15<sup>th</sup> (weather permitting)

SEASONAL RATES FOR 2017--\$3000

If you became a seasonal during the season the full season rate applies to 2017.

Payment options for 2017 are as follows:

- 1) Pay your site in full by September 15<sup>th</sup> 2016, what you paid for your site for 2016 will increase by 1% for 2017
- 2) Pay your site fee by October 15<sup>th</sup> 2016, what you paid for your site for the 2016 season will be increased by \$50
- 3) Pay ½ your site fee by September 15<sup>th</sup> 2016, balance by October 15<sup>th</sup> 2016, what you paid for your site in 2016 will increase by \$100, not to exceed \$2900
- 4) Pay \$700 deposit or more by September 15<sup>th</sup> 2016. Your site fee will be a total of \$2900 for the 2017 season, with your first payment due October 15<sup>th</sup> 2016, & the remainder of your payments due on the 15<sup>th</sup> of every month thereafter, with your final payment due on or before April 15<sup>th</sup> 2017. PAYMENTS MUST BE MADE MONTHLY. If your payment is not paid on time you will be charged a 2% late fee every month your payment is late. This 2% late fee also applies to all balances owed as of April 15<sup>th</sup> 2017.

All deposits/payments for the 2017 camping season are due no later than September 15<sup>th</sup> 2016.

We have a NO refund policy.

If your site is not paid in full by September 15<sup>th</sup> 2016, you will not occupy or use the campsite or campground for any purpose until your balance is paid in full. You may not sublet your site. If you sell your trailer your site is not part of the sale. The new owners must make new arrangements with the campground.

Rates are for 2 adults & their children or grandchildren age 17 & under. Only one (1) trailer per site. Any other units set up, parked or otherwise on your site will be charged the full site fee.

Extra adults and or children other than your own, will be charged the following:

Each Additional Adult: \$500 per season    Each Additional Child: \$300 per season

GUEST RATES:

Adult Visitor: \$5.00 each & overnight \$8.00 each (Seniors--age 65 & older are free as a guest)

Child Visitor (17 & under): FREE

Please make sure your visitors leave by 10 PM, if they haven't paid to stay overnight.

\*\*\*Active Military and veterans with appropriate ID or Liberty Pass will receive 5% discount on all site fees and 10% on all visitor fees.

If you leave before the end of the season, please give us 2 weeks' notice. There are NO refunds.

Before your camper can be removed from the campground we require a \$100 deposit for any clean-up or damage to your site. If you leave your site immaculate your \$100 will be refunded to you. Your site will now be available to lease. All seasonal sites are cable/electric/water & metered. You pay for your own electric & cable, per month. If your electric bill is not paid in full by the 15<sup>th</sup> of the month you will be charged \$25 late fee & the electricity will be disconnected.

If we don't get your deposit from you by September 15<sup>th</sup> 2016, your site will become available for the 2017 camping season. Please remove your trailer & all your belongings off the campground property by October 15<sup>th</sup> 2016. If we have to remove your trailer there will be a \$200 charge.

PLEASE NOTE-- We assume no responsibility for damage to your trailer or contents. You must carry insurance on your camper.

ALL SEASONALS are responsible for keeping their sites clean, mowed, & weed wacked.

ONLY camping equipment is allowed. \*\*\*Each site is limited to 4 structures. For example: a camper, a deck, a shed, and a carport. When in doubt please ask.

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CUDDEBACKVILLE, NY 12729  
845-754-8732

SEASONAL SITE LICENSE

AGREEMENT OF LEASE is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, between  
Oakland Valley Campground, in the town of Deerpark, Orange County, New York (the landlord) and  
\_\_\_\_\_ (the tenant),

residing at (home address) \_\_\_\_\_,

home & cell phone #'s \_\_\_\_\_.

1. The LANDLORD agrees to lease, to the TENANT, campsite # \_\_\_\_\_, with a deposit of \_\_\_\_\_,  
and \_\_\_\_\_ payments of \_\_\_\_\_, totaling \_\_\_\_\_.

2. The term of the lease shall be for the camping season of \_\_\_\_\_ commencing  
April \_\_\_\_\_ and ending October \_\_\_\_\_.

3. The TENANT agrees to use the premises solely for themselves and their unmarried children or grandchildren  
under the age of 17. Any additional adult or child will be an additional cost to your campsite fee.

4. The TENANT may not sublet the site without written consent from the LANDLORD.

5. The LANDLORD shall not be liable for injury or damage to any person or property on the leased premises.

6. The TENANT agrees to read and comply will ALL campground rules & regulations.

Failure to comply will result with your removal from the premises.

7. The TENANT agrees to pay the LANDLORD rent for the campsite, at the base rate of \_\_\_\_\_,  
with a 5% Veteran's discount if applicable.

8. The TENANT agrees that the entire BALANCE MUST be paid prior to opening day, or pay a 2% late fee,  
(calculated monthly). There are no refunds.

9. The TENANT agrees that if payment in full is not made on or before opening day,  
the TENANT will not occupy or use the campsite or campground for any purpose.

10. ALL seasonal campers will only be allowed one (1) cord of wood (4X4X8) on their site.

11. Campsites are not to be used for storage of non-camping related items. Campsites must be kept neat  
and clean with no build-up of unused items. No metal storage units allowed, only Rubbermaid or resin  
composite storage units permitted.

12. All new decks must be (4'X8') sections, not to exceed the length of the trailer, and no roofs. Your  
awning/tarp will be your roof. Approval of decks are given by the LANDLORD.

13. Each site is limited to 4 structures. For example: a camper, a deck, a shed, and a carport.

13. All TENANT sites with electric are metered and you pay for your own electric, per month. If your electric bill is  
not paid by the 15th of the month you will be charged a \$25 late fee & the electricity will be disconnected on  
your site until your bill is paid in full. Any TENANT that has been late paying their electric bill will be required to  
put a deposit of \$100 down for electric for the following season.

ALL new TENANTS will be required to put a \$100 deposit down for electric.

14. If you have bounced a check with Oakland Valley Campground, there will be a \$50 bounced check fee,  
and payment must be money order, cash or credit card. Afterward, no personal checks will be accepted.

LANDLORD \_\_\_\_\_

TENANT \_\_\_\_\_