

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

2020 SEASON April 19<sup>th</sup> to October 20<sup>th</sup> (weather permitting)

SEASONAL RATES FOR 2020--\$3300; \$3650 for RIVERFRONT

A \$100 Utility deposit is required, and a \$200 clean site deposit is required. This is a one-time refundable fee upon cancellation of site license and removing your camper from the campground.

If you became a seasonal during the season of 2019, your rate will be \$3200—upper levels; \$3600—riverfront.

**Please choose your payment plan below and initial:**

\_\_\_\_\_ A) Pay your site in full by September 15<sup>th</sup> 2019, what you paid for your site for 2019 will remain the same.

\_\_\_\_\_ B) Pay your site fee in full by October 15<sup>th</sup> 2019, your new annual rate will increase by \$25.

\_\_\_\_\_ C) Pay a 25% deposit or more by September 15<sup>th</sup> 2019 and the balance by April 15<sup>th</sup> 2020, your new annual rate will increase by \$50

\_\_\_\_\_ D) Pay a 10% deposit or more by September 15<sup>th</sup> 2019, your new annual rate will increase by \$100, with your first payment due October 15<sup>th</sup> 2019, & 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> 2020. PAYMENTS MUST BE MADE MONTHLY. *If your payment is not made on time you will be charged a 2% late fee every month your payment is late.*

\_\_\_\_\_ E) Make no payments by October 15<sup>th</sup>, your site fee will be \$3300, \$3650 for RIVERFRONT. You will have until April 15<sup>th</sup> to pay without further fees.

*\*\*\*A 5% late fee will be applied to all balances owed as of April 15<sup>th</sup> 2020.\*\*\**

ACTIVE MILITARY AND VETERANS with appropriate ID or Liberty Pass will receive 5% discount on all site fees and visitor fees.

All deposits for the 2020 camping season are due no later than October 15<sup>th</sup> 2019. If your site is not paid in full by April 15<sup>th</sup> 2020, you will not occupy or use the campsite or campground for any purpose until your balance is paid in full. If we don't get your deposit from you by October 15<sup>th</sup> 2019, your site will become available for the 2020 camping season. Please remove your trailer & all your belongings off the campground property by October 15<sup>th</sup> 2019. If we have to remove your trailer there will be a \$500 charge. If you sell your trailer your site is not part of the sale. The new owners must make new arrangements with the campground. If you would like us to assist you with the sale of your camper, there is a flat rate fee of \$500.

All seasonal site licenses require a \$300 deposit for electric, cable and site security. All seasonal sites have cable, water, electric & are metered at \$0.30/KW. Cable is \$25 per month and can only be added or removed at the beginning of the season. If you elect to have cable, you must pay for it for the entire season. If your utility bill is not paid in full by the 15<sup>th</sup> of the month after receiving your bill, you will be charged a \$25 late fee & the electricity will be disconnected.

Rates are for 2 adults & their children or grandchildren age 17 & under. This does not include adult aged in-laws, nieces, nephews, or friends, etc. They must pay a visitor fee. Only one (1) trailer per site. Any other units set up, parked or otherwise on your site will be charged the full site fee.

GUEST RATES:

Adult Visitor: \$10.00 for 1-24 hours. Less than one hour is free. Please ensure your visitors know the campground rules.

Child Visitor (17 & under): FREE

Full season pass for an extra adult is \$300. Unlimited visitor pass is \$500. There can be no more than 4 adults, 8 people total on your site at any given time.

If you leave before the end of the season, please give us 2 weeks' notice. There are NO refunds. When you leave the campground, your site and account will be inspected for cleanliness and damage and overdue utility bills. If you leave your site immaculate, your \$200 site security will be refunded to you. You will receive a refund of your \$100 electric deposit after your final utility bill is paid in full. Your site will now be available to lease.

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.

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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(s)),

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

phone #'s \_\_\_\_\_,

email \_\_\_\_\_.

1. The LANDLORD agrees to lease, to the TENANT, campsite # \_\_\_\_\_, with a deposit of \_\_\_\_\_, and \_\_\_\_\_ payments of \_\_\_\_\_, totaling \_\_\_\_\_. A \$100 utility deposit and \$200 site security was paid on \_\_\_\_\_.

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

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

4. The TENANT may not sublet the site without written consent from the LANDLORD. Site fee is not transferable.

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

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

8. The TENANT agrees that the entire BALANCE MUST be paid prior to opening day or pay a 5% late fee. 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. Failure to comply will result in a \$100 fine. No metal storage units allowed, only Rubbermaid or resin composite storage units permitted. Utility trailers, chainsaws, wood-splitters, and other excess equipment are only permitted before May 1st and after Columbus Day. Utility trailers and all your equipment must be kept on your site.

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, every two months. If your electric bill is not paid within 30 days, you will be charged a \$25 late fee & the electricity will be disconnected on your site until your bill is paid in full.

ALL new TENANTS will be required to put a \$100 deposit down for electric and \$200 for site security.

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 \_\_\_\_\_