

Circle K Campground

W1316 Island Rd
Palmyra, WI 53156
262-495-2896

2023 SEASONAL AGREEMENT

- 1) The Camping Season is from April 28th to Oct 15, 2023
- 2) The Seasonal fee is as follows:
 - a) **New Campers** \$1870 + tax for a total of 1972.85. 1/3 down to hold site \$657.62(nonrefundable), Full payment due by April 28, 2023.
 - b) **Early Bird Rate** (applies to 2nd-year Seasonal campers): Paid by Feb 14th, 2023, Save \$50 off Seasonal fee. Pay \$1920.10 (tax included)
 - c) Paid after Feb 14th, but by May 1st, 2023, \$1870 Plus tax of \$102.85 for a total of \$1972.85 Minus paid the deposit.
 - d) If after May 1st, 2023, \$1920 plus tax of \$105.60 for a total of \$2025.60 minus paid deposit: **Note: A \$50 service fee will be applied monthly until payment is fully completed.** (Anyone in arrears or not paid by May 1st or Payment arrangements communicated with owners will not be allowed on Circle K Property until written arrangements have been agreed upon and signed.
 - e) A **\$400** Fee will be added to the bill for **one** additional family (2 Adults + children 17 and under) to share the camper on the seasonal site.
 - f) A **\$658 + tax** fee will be added to the bill for one additional pop-up on the site. No additional electrical or water peds will be added to the site. Only one pop-up can share a site and **one** additional family (2 Adults + children under 18 years old.)
 - g) Deposits or camping fees are non-refundable if the contract is terminated. After May 1st, the full seasonal fee is due to Circle K campground.
 - h) Camping fees are non-refundable if the contract is terminated due to negligence damage to campground property and is non-transferable.
 - i) Skipping out on camping fees is a criminal offense, and you will be prosecuted according to Wisconsin state law.
 - j) **A separate contract must be signed for all monthly campers; monthly campers will not be allowed a shed or deck.**
- 3) **Pool Costs:**
 - a) **All Campers & Guest must Stop in the store before entering the pool area**
 - b) All campers and guests must pay daily use cost
 - c) Daily use cost for Campers: \$2.00 per person each day
 - d) Daily use cost for Guests: \$3.00 per person each day
 - e) Each person must have a pool band to enter the pool area.
- 4) **Pool Rules: No Glass, Smoking, or Food** inside the pool Fence! Adults who smoke will need to take children under 12 years of age out of the water to smoke outside the fenced pool area.

Swimsuits only in pool (**no Street Clothes allowed**) Children under the age of 12 **MUST** be accompanied by an adult; Children who are not potty trained must be in Swimmers (No Diapers) per state law. All children under the age of 5 must have an adult in the water with them. "Swimmers" are available in store. Circle K campground does not provide a lifeguard for the pool or the pond. Swim at your own risk. If children or guests are ill, please do not use the pool area. Clean-up and closure fees will apply to the Circle K camper site.

- 5) **Winter Storage: (Nov – Mar)** \$200 + tax is due September 30; if not paid by September 30, a \$50 late fee will be applied. If not paid by Oct 2nd, all personal belongings must be removed from the campsite at the end of the season. There are no vehicles, boats, or utility trailers left on sites for the winter. Upfront storage is available for a fee of \$35.00 per month. If left on the site, the fee is \$45 per day until removed.
- 6) **A Deposit of \$200 + tax** for the 2024 camping season will be paid by Sept 30, 2023. The deposit is credited for the following year's camping season and is **non-refundable**. Returning seasonal campers must fill out the returning seasonal forms available with your Aug electric bills. Deposits are subject to a \$50 late fee if not paid by Sept. 30, 2023.
 - a) If not paid by Oct 3rd, all personal belongings must be removed from the campsite at the end of the season, and the site must be cleaned and inspected before leaving.
 - b) An additional fee will be applied for site clean-up if a site is left with ruts or needs repair.
 - c) If a camper is not returning after winter, for any reason, all property must be removed by **Mar. 31st**, and the site will be cleared of all camper's private property, or fees will be applied for site clean-up. Everything on your site is your private property, except the Picnic table, Backflow preventers, and fire ring (unless you provided your fire ring).
 - d) Seasonal sites taken over from previous campers that have bricks, decks, sheds are the responsibility of the current seasonal camper. All items must be removed from the site, or fees will be applied for site clean-up.
 - e) A list of fees is available upon request.
- 7) **The Seasonal Rate** includes softened water and 13 septic pump-outs (exempt from this rule are medical reasons or full-time, seasonal campers). If over 13 septic pumps, the cost is \$10 per pump. Each week before Monday, you must sign up at the store for a black water tank pump out. Holding tanks with more than 100 gallons are subject to a \$10 extra charge per pumping. **Special requests on Weekends for pumping are an extra \$20.00 and \$30.00 for holiday weekends need to be paid at the store before pumping.** (Except for the final weekend of camping). Please do not put any foreign matter down the holding tank as it will not break down quickly, such as paper towels, glass, plastic, or feminine products. All overnight guests with trailers that require pumping will be charged \$10.00 for this service. In addition, any damage to the honey wagon due to camper neglect will be charged for the repair and service time to repair equipment; if additional equipment is needed to be brought in, the camper will be responsible for those charges.
- 8) **Sites are metered for electricity.** If you lock your electric post, a key must be provided in case of emergencies. Meters are read the last week of the month. Invoices will be emailed out with a

due date on them. **A late fee of \$20 will be added if not paid by the due date.** Tampering with electrical meters will be charged a \$350 fine and/or eviction from Circle K Campground. All electrical hard wiring is prohibited unless sanctioned by Circle K owners. Circle K reserves the right to disconnect service after two months of non-payment, and there will be a \$50 fee for reconnection. Circle K will shut off electricity during the winter months.

- 9) **All Vehicles:** A speed limit of 5 mph through the campground; adhere to stop signs. These are there for our safety and our children's safety. **SLOW DOWN.** ATVs are not allowed.
- a) **Golf Carts:** No more than a total of 4 adults on a cart at one time. **The Speed Limit is 5 mph applies to all vehicles coming in or out of the campground.**
 - b) All drivers must be 16 years old with a valid driver's license. Children 12 years until licensed will be allowed to drive with a parent or guardian with a license.
 - c) Carts and Bikes must have lights to use them at night, Flashlights are prohibited for Golf Carts, and Bikes must have lights mounted
 - d) All golf carts must have their site #s (3" letters) on the driver's side always displayed.
 - e) All golf carts must have proof of insurance every year on file at the campground.
 - f) Golf carts are not permitted in the tent area, group area, wooded trails, or walking trails.
 - g) Golf carts are to be driven on the roads, not in the fields.
 - h) Golf carts must have brakes, reverse, and headlights in working order.
 - i) Circle K Campground is not liable for any accidents caused by negligent use of golf carts.
 - j) Please follow the rules for gulf carts, or you will be asked to take them home
- 10) **Trails:** The trails are for walking. Please do not litter on our trails. Golf carts are no longer allowed on the walking trails due to excessive damage to the trails and littering.
- 11) **No Refunds** if you decide to pull your camper before the end of the season. Selling your camper is the owner's responsibility. To sell your camper and stay at our campground, the camper must be 15 years or younger. The seasonal site is non-transferable to the new owner. All new campers must go through Circle K campground owners for the seasonal campground agreement, background check, and prices.
- 12) **No subleasing.** If you allow someone to use your site, the guest must pay the visitor fee. Overnight guests in your camper are \$5.00 per night per adult (18 years). If any tent or pop-up is put up on the site, a fee of \$20.00 will apply per night per family of two adults plus four children under 18 years of age. Only one extra tent or pop-up is allowed on a seasonal site. If more tents or pop-ups arrive, the guest needs to reserve a site at \$50 per night. Guests must follow all rules; otherwise, they will be asked to leave.
- 13) **Day Visitors** are the responsibility of the Seasonal camper for any damage to Circle K Campground property. All visitors must have a vehicle day pass from the store before entering the campground. Day visitor hours are from 10 am to 10 pm, with no exceptions. Any visitor still on the grounds after 10 pm is subject to the overnight fee of \$10 per adult and is added to the seasonal site bill. **On holiday weekends, all visitors must pay \$1 per person to defer the cost of clean-up. Overflow parking is located up front, and no vehicles will be**

allowed to park on our open grass areas. If the vehicle does not fit on your parking pad, it belongs in the overflow area.

- 14) **Noise levels** shall not impact any other Camper. Quiet hours are 11 p.m. to 8 a.m. and are strictly enforced. Noise emitting equipment, bright lights, and/or loud voices are not permitted during this time. We ask all campers and guests to please respect their neighbors

15) **Alcohol Policy**

The campground is not liable for any incident, injury, including death, or property damage relating to the consumption of alcohol (liquor/beer/wine) at the campground. All alcohol (liquor/beer/wine) must not be left unattended, nor left out on tables. All alcohol (liquor/beer/wine) must be placed in a camper or locked vehicles during overnight hours.

Camper(s), upon becoming aware of a situation that could lead to injury or property damage, shall take immediate and decisive action to prevent campers/guest's from engaging in activities or conduct that is drunken, riotous, quarrelsome, violent, or disorderly, which could cause property damage and/or harm to themselves or others. Camper(s) is/are responsible for the safety and sobriety of the persons visiting the campground and are held legally responsible for injuries and damages arising from actions which include serving someone to intoxication, serving or allowing someone who is already intoxicated, serving minors, and failing to prevent impaired individuals from driving.

- 16) **All pets must be on a leash and/or tied up and not running loose.** Do not leave your pet unattended if leaving Circle K Campground. If your pet bites, it is not welcomed at Circle K campground. Incessantly barking dogs must be controlled or muzzled or are not welcomed at Circle K campground. The pet owners must clean up after their pets. All pet owners that do not clean up after their pets will be asked to leave their pets at home. **Pets are not allowed in the Shelter, Store, bathrooms, beach, playground, or swimming pool area.** All leashes, cables, or chains must be picked up before leaving the campsite for the week. The camper is responsible for repairs if any cable, leashes, or chains are left out and caught in Circle K Campground lawnmowers. Any animals in the campground must have their rabies & parvo vaccination records on file at Circle K campground for your and other camper's safety. Campers are responsible for Feces clean-up. Anybody who allows their animal to defecate and not pickup will be charged \$50 for Clean-up occurrence. If another camper complains or sees your animal defecating, the animal owner will be charged the \$50 clean-up occurrence.

- 17) **Seasonal campers** are responsible for their children and guests' conduct. Seasonal campers are responsible for any property damage and incur costs to replace or repair. All children under ten years old are to be supervised by a parent or guardian in the campground after 8 pm for their safety. The playground equipment in the park is for the children, not the adults. All children under the age of 18 years old need to be at their sites by no later than 10 pm or be supervised by a parent/guardian.

- 18) **Seasonal campers** are responsible for cutting grass for their site. Site areas must be kept neat and clean. If the grass is left unattended, Circle K will cut grass for a minimum of \$50 fee each time it is needed. If weed control needs to be taken care of, there is also an additional fee starting at \$50. All pet cable lines, electrical lines, and water hoses must be out of the mowing area. Sign up at Store for Seasonal Grass cuttings by Circle K; **Monthly grass cutting fees are \$100 per site.**
- 19) **Seasonal campers** will not be allowed to wash their trailers, decks, boats, or vehicles on Weekends (Friday – Sunday). Monday – Thursday Will need to ask permission from the owners to wash your equipment. This rule will be strictly adhered to. Also, do not leave the water running at your campsites, such as water toys or sprinklers. **No kiddie pools or hot tubs allowed at Circle K campground. Never leave the water on if you are going to be gone after the weekend. Turn off your water to your camper prior to leaving at the end of your stay.**
- 20) **All campfire wood** must be purchased at Circle K campground; no outside firewood is permitted. There is a \$500 fine for bringing in non- kilned treated wood
- 21) **New Fire Rings** per state law must not exceed 3ft diameter.
- 22) **No new Construction** without prior consent from owners. Before building, all new decks/sheds must have a Jefferson County zoning permit.
- 23) **All garbage** needs to be placed in the dumpster. Recyclable items need to be placed in the appropriate containers – **no Furniture, Mattress, Drywall, Shingles, Bricks, Concrete, Tires, or Appliances allowed. Seasonal Campers are responsible for disposals of any of these items.** Do not bring garbage from home to throw in Circle K campgrounds dumpsters.
- 24) **All Seasonal** must carry adequate insurance. Circle K Campground ECD LLC shall not be responsible for any vandalism, accidents, weather, liability, and the like.
- 25) **Quiet hours** start at 11 pm until 8 am
- 26) **Any activities** such as swimming, fishing, boating, hiking, biking, golf carts; done at your own risk
- 27) **No Weapons** are allowed in the campground without prior written permission from Circle K owners.
- 28) **Circle K campground** reserves the right to terminate this agreement at any time if the rules and regulations are not adhered to, and refunds are forfeited under these conditions.
- 29) **Please respect** the confines of the campground. The adjacent property is privately owned.

Please respect the NO TRESPASSING signs and instruct your children and guests to do likewise.

30) **PLEASE:** Report all complaints and or suggestions to the office

31) **Emergency Information:** Circle K Campground is located in Jefferson County, in the Town of Palmyra and telephone number is 262-495-2896, Address W1316 Island Road, Palmyra, WI 53156

2023

Agreement to the rules and regulations of Circle K Campground requires signature below. If any information below has not changed, only signature, site #, and print your name are required.

The Following Person/s and no one else is the campers for your site:

Adults Names: _____

Children Names: _____

Signature: _____ Site : _____

Print Name: _____ Date: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

Cell Phone: _____ Driver License: #: _____

Email: _____

Vehicle License: _____ Make: _____ Model: _____ Color: _____

Vehicle License: _____ Make: _____ Model: _____ Color: _____

Emergency Contact Name: _____ Phone# _____

Do you have a Golf Cart: _____ Yes _____ No

(Insurance policy # needed before operating a golf cart at Circle K Campground.)