

**Mailing address/Remit to:**  
PO Box 276 Okoboji, IA 51355  
**Email:**  
whisperingflags@hotmail.com

**Web Address:**  
ranchrvpark-okoboji-ia.com/index.html  
**Phone:**  
712.337.2060



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## **RANCH RV SEASONAL LEASE AGREEMENT**

*The following are the terms of your lease. These rules may be amended when necessary at anytime, and are put into effect immediately. You automatically agree to them, and will be notified when they are changed or updated. You can also visit our website at: <https://www.ranchrvpark-okoboji-ia.com>*

### **1. BASIC PARK INFORMATION:**

*a. We are a premier park. There is a limit of up to 6 people sleeping in each leased camp location per night. Lessee must be at least 18 years old to lease a site.*

*b. We strive to maintain RV Units no older than (10) years old, and all RV's must be maintained in good working order. If older and in excellent condition it must be approved by management. However, keep in mind once Ranch RV Park owners' decide you need to update your unit, from that date, you will have two (2) years to purchase a newer unit. So in other words, you are NOT grandfathered in forever. If you request to move to another site and your unit is over ten years old, you will be given (2) two years notice.*

### **3. YOUR RESPONSIBILITIES WHEN YOU LEASE YOUR SITE:**

*a. Everyone is expected to keep their site clean, orderly, safe, secured, & properly maintained (including decks). All trash should be bagged and brought to the dumpster area provided. All sites must be picked up and clean from debris (trash) at all times. We want the park to maintain a clean appearance at all times. Deposit trash in provided dumpsters not around them. There is no trash pickup at your site. No dumping of appliances and electronics, bicycles and such. If caught doing so you will be fined. For Junk, a Pickup ticket can be purchased at Okoboji City Hall, located across the street from Mc Donald's.*

*b. All sewer lines must be free from leaks and recommended to have a "donut" or threaded attachment into the sewer inlet. Do not use the 6" clean-out for your sewer hook-up, this is for sewer maintenance ONLY!*

*c. Alcoholic beverages are allowed only at your site.*

*d. NO TENTS.*

*e. You are responsible for your guests, children's (including adult children) & grandchildren's actions.*

*f. For sunshade, the solid metal frame style with a mesh top is recommended. Others, contact Laurie for approval.*

*g. Due to noise, generators are only to be used during emergencies.*

*h. Oil changes on any type of vehicle or equipment maintenance is not allowed, minor fixes are allowed if they do not cause excessive noise and/or other tenant disruption. Check with the office before performing any vehicle or equipment maintenance or repair. If there are any problems or damages at your site please*

inform us immediately.

i. Sites are approximately 70 feet deep x 30 feet wide. There is a gravel pad where RV will sit. Each lot has a 20'x20' rock designated parking area. Only One RV unit per site is allowed. Some lots are shaped differently, but will have plenty of room for your usage and enjoyment.

k. No burning of trash at any time! This means no diapers. No burning of trash in a fire pit and no trash left in a fire pit when you go home or any time, this draws critters and trash will blow around. There will be a fine of \$50 for each infraction.

l. No large gatherings or parties unless pre-approved by Ranch RV Park management.

m. Firearms and fireworks are prohibited anywhere on the park property.

n. All federal, state, and local laws apply here within the park, including quiet hour and/or curfews.

o. Emergency numbers: Call 911 for any situation that may result in imminent danger to persons or property. For other emergencies, you may contact our clubhouse at 712-337-6020.

p. No extra work vehicles or storage of job materials or equipment, and no commercial business shall be run out of your unit.

q. Fire rings are available until they run out, just ask. You may bring your own fire device as long as it is safe. Management reserves the right to ask for removal of any fire device that it deems a hazard. Do not store wood in grassy areas. Do not bring wood in because it may be infested with insects or tree disease from other counties and states. Please be courteous of neighboring campers when burning and also putting out of your fire to minimize smoke. Never leave fire unattended! Do not use accelerants.

r. Do Not Trim Trees. Do not hook up to trees. Do not erect a clothesline to a tree. You may use decorative garden accents, however they must not conflict with lawn maintenance and must be taken with you when you no longer are leasing the lot. Lawn maintenance will be performed only by Ranch RV Park personnel.

s. NO Washing Of BOATS, Vehicles, of any kind, or RV units. It is prohibited to wash autos or RV's with a hose using Ranch RV Park water. You can hire a service company that provides their own water, and they will clean your unit for a fee. A list of washers will be located in the clubhouse on the bulletin board.

t. Arriving to your site at any time means abiding by Quiet time rules, between the hours of **11PM & 7:30AM**. Get to your site with enough time to complete moving in without disrupting those around you. Slamming car doors, dogs barking because they just got there, talking to get set up, all wake up those around you. Courtesy is expected and required!

u. **PLEASE TURN YOUR WATER OFF AT THE HYDRANT WHEN YOU LEAVE FOR LONG PERIODS OF TIME.**

v. We do NOT allow clotheslines.

w. No attaching ANYTHING to electric, sewer, or water connections built into the ground for RV hookups.

x. do not dispose of plastic storage sheds, containers, fish guts, (no fish guts in park creeks) deck containers or chests, in the trash containers. Contact park for appropriate disposal of these items.

5. DRIVING AND PARKING:

a. Always observe a safe speed and watch for children, pets and wildlife. Drive on the roads only. Do not use pull-thru spaces for short cuts. Park in your own area or assigned spot. Do not park in open spaces without prior office approval. Do not park or drive through the grass or where the grass is supposed to be. Visitor parking is in designated parking space only. Those spaces are marked with a visitor parking sign.

b. Boat parking: Ask for availability and permission. We prefer to have boats along the tree line to the east, south of dumpsters. They are an additional \$100 per year. Parking permits will be issued up at the office. One boat per site only and one tag issued per lessee. You will be issued a tag that will match your boat parking spot. Boats parked without a tag will be fined.

c. Each lot has room park (2) two vehicles in addition to their RV unit.

d. No vehicle shall block, or partially block, any access road or other Lessees site, without expressed permission from the Lessee when applicable to the site, or Ranch RV Park for any other common access areas.

6. VISITORS:

a. A visitor is considered to be anyone in addition to the registered lessee and their listed occupants, and someone who is visiting 1 week or less in any one month. Any stays over one week must be reviewed and approved by Ranch RV Park management.

b. If you have visitors, they must use your designated parking area unless the lot owner is already occupying it with their own vehicles. Additional visitor parking will utilize designated visitor parking spots only. Other arrangements for parking are needed if stays are longer than 1 week and require an additional parking space. If a visitor wants to park longer, submit a request and it will be reviewed by the management. Ranch RV Park retains the right to accept or deny any such request. Please call if you have any questions, or need further clarification regarding this.

c. **Visitors can have vehicles only (car, pickup or motorcycle.)**, No boats, trailers, or additional RV units. Remember quiet time, motorcycles that cause noise complaints may be asked to refrain from use in the park and asked to leave. Any visitor bringing in anything other than their personal vehicle, will be asked to remove it.

d. Lessee is 100% responsible for their guests and visitors. Lessee is responsible to inform guests of rules and regulations.

e. Bachelor and Bachelorette parties are not allowed. If violated, be advised, you and your party will be asked to leave the park. Your lease will be terminated and trailer will be need to removed from the park immediately with no refund of any kind.

7. LEASE DURATION DEFINED:

a. Leases are on a per season basis beginning May 1st, and continuing until October 15th of each year.

Your unit may remain in place through the winter before the new season begins, for no extra cost to the lease, however a down payment of no less than \$500 is required and due by October 31st of the current season to secure your space for the following season, and is applied to your balance due by January 15th of the upcoming lease year.

b. Leases are subject to change at the end of each season. Your current Lease amount is listed at the end of lease you signed. Please check with Ranch RV Park by October 15th or each year for your new yearly amount.

c. Current lessees that are not returning the next season, must have their unit removed from the entire Ranch RV Property by October 15th of their current lease season.

d. If lessee is not returning the next season, shade coverings not attached to decks, sheds, storage containers, lumber, blocks, etc., or any and all improvements and/or personal items or decor, to the site that are not removed by October 15th, or lease termination date whichever comes first, that you have provided or erected, will become the property of Ranch RV Park.

e. As a courtesy to others. please let us know if you are not returning the next season by Labor Day of the current season.

8. AMENITIES INCLUDED WITH YOUR LEASE:

a. Access to the Ranch RV Park laundry room. Ice is also available for sale in the same building, along with a community bulletin board for your added convenience.

b. City Water & City hooked up Sewer

c. Garbage service located in the dumpster area is provided for trash accumulated during your stay at Ranch RV Park. *(Using dumpster for Appliances & Electronics, Strictly Prohibited)*

d. Internet access - we encourage lessees to utilize their own WIFI extenders to help strengthen the signals within their unit if needed (WIFI extenders are not provided by the park). Please keep in mind during peak times like internet service anywhere, it can become sluggish when many people are trying to access it at the same time. This is beyond our control. Tenants have had excellent results with NetGear Mesh extender (approx. \$100).

e. WIFI passwords: RanchRV-Guest - spiderman. All lower case all one word. The service will automatically choose the strongest tower in the park. The service provided is the best, but it is your camper that may block WiFi from coming into camper (see d. above)

f. WIFI Outages - please notify us if the WIFI is down so we can reboot the main routers. Ranch RV Park will make every attempt to maintain uninterrupted WIFI service, but cannot guarantee access due to conditions beyond their control.

g. Electric Service - 15-20, 30 & 50 amp service is provided for each site. Every lot has an individual meter and will be billed according to their usage. These bills are due on presentation. If not paid in a timely manner a late fee will be assessed. Payments can be made by cash or check ONLY. (Alliant Energy is the electric utility company if you want to sign up for notices on outages)

h. Rock, weeds, trees & mowing is maintained by Ranch RV Park.

i. Fire rings are available until they run out, just ask!

9. PETS:

a. Pets are welcome and must be kept on a leash at all times. There is a limit of 3 dogs per site and one cat. Cats must be kept indoors. All pets must be registered with management and require certificates of vaccinations. No Pit Bulls, Rottweiler's, or any aggressive dog. We reserve the right to accept or deny any dog or cat. Dogs must be kept quiet and cannot be of nuisance to others. We are next to bike/walking trails, so there is ample exercise area for your dog. It is mandatory that you clean up after your dogs at all times. Bag and dispose of their waste in the Ranch RV Dumpster. Do NOT deposit pet waste in any surrounding businesses dumpsters, and do not accumulate dog waste bags outdoors around your site. They must be deposited in enclosed trash containers, or the Ranch RV Dumpster.

10. ADDITIONAL STRUCTURES & GROUND COVERINGS:

a. Decks must be built out of pervious materials, such as wood or pavers, in some cases cement will be allowed. We abide by low impact development rules and guidelines. Decks can be as large as desired as long as they are within your lot setbacks and do not interfere with others use of their lot. All decks and structures must be approved by Ranch RV Park personnel before being built or brought in. Brick paver patios, and installed decks, are to be installed at the expense of the lessee and become part of the property and cannot be removed after lessee leaves the park. If approved temporary decks are erected over existing grass or other existing modified pads, they become part of the Ranch RV Park property at no cost to Ranch RV Park unless a \$250-\$500 deposit is paid to restore the area to it's prior condition, and it must be removed prior to tenants lease end date. Absolutely No pallet decks!

b. Any kinds of turf, or outdoor carpets installed over developed or grass areas must remain unless a \$250-\$500 deposit is paid to restore site to previous condition.

11. FINANCES:

a. Registration & Rent: Rent must be paid in advance. We accept cash or personal checks with proper ID. We do not accept credit cards. Rents are reviewed yearly to compensate for added expenses, and should be checked by October 15th for the rate changes if you plan to remain the following season. Boat parking is an additional \$100 in a permitted parking space.

b. In the event you choose to leave, or are asked to leave the park for lease infractions, lessee agrees to pay their Lot Fee (utility bill) immediately. NO REFUNDS

c. If you decide to leave, we need two weeks notice that you will be leaving park, call 712-337-6020 to report. Note: Lease Infractions - After 3 violations you may be asked to leave the park. NO REFUNDS for any reason.

d. Proof of insurance: for the protection of yourself, your neighbors & the park, proof of insurance for your unit must be provided for the entire time your unit is on our property, either via a link provided of the actual document. and/or physical copy of your coverage summary at the time of signing.

12. SUBLEASING, RENTING, SELLING, OR TRANSFER OF LEASE:

a. No subleasing, renting, or leasing is allowed! Your RV must be occupied by the person/persons whose name/names are provided on your approved and current lease.

b. **If you are selling your unit, you must notify Ranch RV Park of your intent to sell.** Your RV Unit and lease of RV Lot, are two separate things. Your lease is not transferable. Your RV Unit does NOT go with the lease or have anything to do with land the unit is sitting upon. If potential buyer would like to apply to stay in the park, they must apply to stay in the park. The potential buyer contacts management and we go through the process of accepting or denying the candidate. If they are accepted, they will be required to fill out a lease agreement and pay any fees, such as boat parking, and their prorated lease cost from their new start date to October 15th of that year.

c. Ranch RV Park does not warranty nor have any responsibility or liability of any kind for the condition or status of an RV unit that is sold and/or purchased.

d. Ranch RV Park can deny a lease to anyone if the RV unit is too old, is in disrepair, or decals are sun-bleached or coming off.

13. On or before October 15th, you decide if you want to return the following season. If you are not returning, you must remove your RV and possessions prior to your lease end date. If you want to return the following season you need to ask for an application to lease on or before October 15th of the current year. You have then a choice to take your unit home to store it for the winter, or leave it here on the site. However, you can only leave it here if you have paid the \$500 down payment.

A deposit amount of \$500 will reserve and secure your spot for the following season starting April 15th of the following year. This \$500 deposit is nonrefundable for any reason. On or before Jan 15h of each year, the remainder of the lease money is due. If lease money is not received, your lease becomes delinquent, and you are in jeopardy of losing your spot. The Ranch RV Park reserves the right to revoke your lease agreement and application. This means that your RV spot can and will be leased to someone else and you must remove your unit from the property immediately upon notice, which could be given by any of the following ways: text message, phone call, letter, in person, or by email or any other form that is deemed necessary.

When moving your unit off Ranch Property, you are REQUIRED to let Ranch personnel know what day and time you are intending on moving out so that they can be present at that time. The lot must be left in excellent condition, carpet, bikes, chairs, patio furniture, ice chests, grills, sewer components, and any other debris or personal items, must be taken with the RV unit. Remove hose from water hydrant and unhook sewer pipes and replace the sewer cap that was there when you moved in and unhook electricity. We will assist in any way we can to make this a smooth transition.

14. A PERFECT PAYMENT SCENARIO for a returning tenant goes as follows:

-Ranch RV Park sends out last utility bill read on October 15th along with next years application for lease.

-Lessee, on or before October 31st, sends both payments: one payment of at least \$500 towards next years lease, and payment in full for the last utility bill, along with the signed lease application. Then on or before January 15th tenant pays the remaining balance due for lease year. As long as these terms are met along with abiding by park rules this lease will automatically renew on a season to season basis unless notice is given in writing by either party with NO REFUNDS allowed.

**FAILURE TO FOLLOW THE RULES**

We reserve the right to refuse to accept further rent from any person who fails to comply with these rules and regulations and it will be requested that the lot space they are occupying with their RV Unit be vacated immediately. There will be no refunds.

Thanks, Ranch RV Park

Date Submitted: \_\_\_\_\_

Space: \_\_\_\_\_

Season Lease Begin Date: \_\_\_\_\_ Lease End Date: \_\_\_\_\_

Lessee Name/Names: \_\_\_\_\_

Physical Address: \_\_\_\_\_

(Text ok? \_\_\_\_\_) Phone/Phones: \_\_\_\_\_

Email (if applicable): \_\_\_\_\_

Emergency Contact Info: \_\_\_\_\_

List all occupants (include lessees listed)

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Pets (list all included in lease):

Dog Name: \_\_\_\_\_ Breed: \_\_\_\_\_ Vaccinated?: \_\_\_\_\_

Dog Name: \_\_\_\_\_ Breed: \_\_\_\_\_ Vaccinated?: \_\_\_\_\_

Dog Name: \_\_\_\_\_ Breed: \_\_\_\_\_ Vaccinated?: \_\_\_\_\_

Cat Name: \_\_\_\_\_ Breed: \_\_\_\_\_ Vaccinated?: \_\_\_\_\_

Unit make, model & and Year: \_\_\_\_\_

Seasonal Lease Amount: \_\_\_\_\_ (Due in full by January 15th Lease year)

(NONREFUNDABLE) Deposit Amount: \_\_\_\_\_ (Due October 15th, prior to lease year)

Boat Storage Amount: \_\_\_\_\_ (Due in full by January 15th Lease Year)

To upload your signed docs: <https://www.pmsbizsolutions.com/submit-docs>

**Remit Payments to: Ranch RV Park PO Box 276 Okoboji, IA 51355**

*I have read and agree to the terms of this lease agreement, and by signing acknowledge I understand and wish to lease the listed space.*

**SIGNATURES:**

\_\_\_\_\_  
LESSEE NAME PRINTED

\_\_\_\_\_  
DATE SIGNED

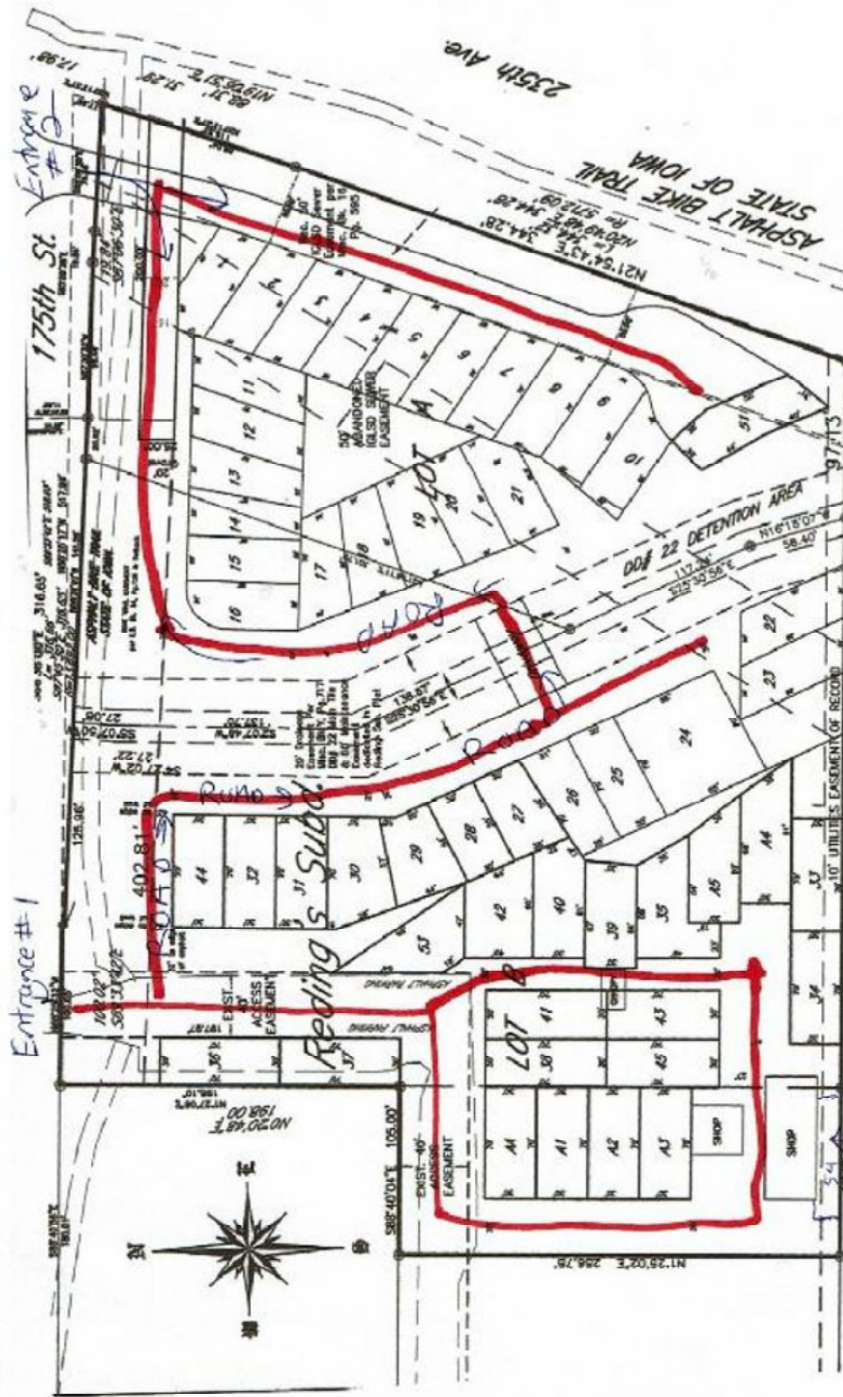
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LESSEE NAME PRINTED

\_\_\_\_\_  
DATE SIGNED

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SIGNATURE





ROADS ARE IN RED

Lot 54