



A Limited Liability Company

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A NEW TONE AND EXPECTATIONS IN THE COMPLETELY NEW MODEL SEASONAL AGREEMENT FOR 2021

The 2021 Model Agreement for campgrounds covers the same issues in a new way. The goal is to set a different tone and change expectations.

I became dissatisfied with the previous model agreement after handling many dozens of issues involving campers. These experiences showed me that the existing agreement's use of very legalistic language was creating an impression that the camping relationship is about legal rights. That's the wrong attitude.

Camping is about having fun with other people. It's about play, peace and quiet. The Agreement needs to communicate that to campers. To do that, I tried to write the Agreement in as plain and understandable language as I could.

Based on the experiences you've shared with me and which I've seen in cases I've handled, I've made one other basic change. The agreement is now called a "Seasonal Campground Lodging" agreement. Campgrounds are not landlords. Campgrounds are in the lodging business. This Agreement states that directly and plainly.

The Agreement is, of course, about the business relationship. But, I have tried to set out the business terms very plainly. The relationship should be so clear that there's no need to wonder about it – and, there's nothing to argue about.

As you review the Agreement, you'll see that the entire contract is stated in the first section. There are references which fill out the specifics, but the general terms are there. The essence of the relationship is stated in one sentence:

- 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.

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The words which are written in capital letters are defined elsewhere.

There are sections which you need to customize to your own campground's circumstances. For example, section 5, which sets forth the season, obviously changes with every campground. In section 6, which defines what the Campsite includes, every campground will need to include its specific elements, such as whether there is a septic system or you use transfer tanks; whether you allow sheds, what types and how many.

This Agreement is drafted to communicate to the campers that they are guests, guests who may enjoy the campground's lodging as long as they behave. If this Agreement is successful, no one who reads it will think that they should respond to a Campground directive by running to a lawyer.

This Agreement should help you manage the campground. It may not eliminate arguments, but it will assure you have the last word in disputes.

Please feel free to contact me if you have questions.

Mark Hazelbaker