

Site# _____ Last Name: _____

WILDERNESS CAMPGROUND, INC.

N1499 State Highway 22 Montello, WI 53949 | Phone: (608) 297-2002 | E-Mail: info@wildernesscampground.com

SEASONAL CAMPGROUND LODGING AGREEMENT FOR THE 2025 SEASON

1. The CONTRACT.

- A. This agreement is called the CONTRACT. All words which are typed in CAPITAL LETTERS are defined in the CONTRACT.
- 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.
- C. The CONTRACT incorporates the CAMPGROUND RULES, policies and any other documents issued by the CAMPGROUND to the CAMPER at any time during the term of the CONTRACT.
- D. The CAMPGROUND may elect to allow persons who are not CAMPERS to LODGE on a day-to-day basis as GUESTS under the conditions of this CONTRACT.
- E. The CAMPERS acknowledge the INHERENT RISKS of camping at the CAMPGROUND and agree that the liability of the CAMPGROUND is limited as stated in this CONTRACT.
- F. This CONTRACT may not be assigned to others. The CAMPER may not list the CAMPING UNIT or CAMPSITE on a sharing site such as RV share, Outdoorsy, AirBnB, VRBO, or any other service or advertising forum. Listing a CAMPSITE or CAMPING UNIT on a sharing site, or sale of the Unit by the CAMPER constitutes a voluntary termination of this Agreement.
- G. The term of this CONTRACT is the SEASON.
- H. Any disputes concerning this CONTRACT are subject to ARBITRATION.

2. The CAMPGROUND.

As used in this CONTRACT, the term CAMPGROUND means the premises of **Wilderness Campground, Inc.**, located at N1499 State Hwy 22, WI 53949. The CAMPGROUND includes the amenities and common areas of the CAMPGROUND.

3. The CAMPERS:

- A. The persons named listed in the **Seasonal Name(s) and Information Page** and no one else, are the CAMPERS.
 - 1. Seasonal rates include 2 adults and their dependent children living at home, age 22 and younger.
- B. Animals. Each campsite is allowed up to 2 household pets (dogs or cats) with them after the camper agrees and signs the pet contract, provided the pet is not brought in for commercial gain.
 - 1. Pet rules must be followed at all times while in the park. If you are reprimanded three or more time about disobeying pet rules the pet will be permanently banned from the park.
 - 2. Any unauthorized animal or animal causing damage or injury will be removed immediately.
 - 3. Animals shall be kept inside the CAMPING UNIT or on a leash. There are NO EXCEPTIONS to this RULE. Any animal found unleashed outside a CAMPING UNIT will be removed without any warning.
 - 4. Service animals which work to provide a disabled person with specific assistance are welcome. The CAMPGROUND does not accept "emotional support animals" in any building, swimming pool or pond.

4. LODGING.

- A. The CAMPERS' privilege of occupancy is known as LODGING. The CAMPGROUND is a place of transient recreational lodging. It is not a residence of any kind. This CONTRACT provides the CAMPERS with the right to be physically present on the CAMPGROUND for the specific purposes authorized in the CONTRACT. The

privilege is a license to be present on the CAMPGROUND at the pleasure of the CAMPGROUND and is not a lease.

- B. All CAMPERS agree to enjoy their LODGING in an orderly, respectful, peaceful, civil manner which is respectful of the interests of other CAMPERS and GUESTS and which complies with the RULES of the CAMPGROUND.
- C. All CAMPERS and GUESTS acknowledge the CAMPGROUND may demand and cause REMOVAL of any CAMPER or GUEST at any time without notice in the sole judgment of the CAMPGROUND.
- D. LODGING includes the CAMPERS' use of the CAMPSITE, placement of the CAMPING UNIT and use of AMENITIES according to the terms of this CONTRACT.
- E. CAMPERS are aware that:
 - 1. This CONTRACT is not a lease.
 - 2. CAMPERS or GUESTS are not tenants.
 - 3. The CAMPGROUND is not a landlord
 - 4. CAMPERS or GUESTS are required to agree to REMOVAL from the CAMPGROUND without any judicial process such as eviction if the CAMPGROUND requires under this CONTRACT.
 - 5. CAMPERS or GUESTS have no right to renewal of this CONTRACT nor right to occupy the CAMPSITE except at the pleasure of the CAMPGROUND.

5.The SEASON.

- A. The CAMPGROUND has the following schedule for CAMPERS for 2025 and winter storage.
 - 1. October 14, 2024 through April 17, 2025: CLOSED. (Unless participating in the Fall/Winter Dry Camp Option in #5) CALL BEFORE COMING TO CHECK ON CAMPER. WALK IN ONLY. NO WALK INS ALLOWED DURING DEER GUN HUNTING SEASON (DATES TO BE POSTED)
 - 2. October 14, 2024 to December 1, 2024 - Open for Dry Camping Only (Additional Dry Camping Fee)
 - 3. **April 18 to October 12, 2025 – OPEN**
 - 4. **Deadline for renewal for 2026: August 15, 2025**
 - 5. **DEADLINE FOR CAMPER REMOVAL IF NOT RENEWING for 2026 (October 5, 2025)**
- B. CLOSED means no one is permitted to access the CAMPGROUND except as provided in this paragraph. A RETURNING CAMPER is one who has signed a Seasonal Lodging Agreement for the following SEASON, paid all required payments and been approved to return by the CAMPGROUND. RETURNING CAMPERS may store the CAMPING UNIT on the CAMPSITE during the CLOSED season. *Renewed/Signed Camping Agreement covers storage over winter.*
- C. RETURNING CAMPERS may access the CAMPGROUND when it is CLOSED only with advance permission from the CAMPGROUND.
- D. OPEN means the CAMPGROUND will be available for CAMPERS to enjoy the CAMPGROUND'S LODGING.
- E. DEADLINE FOR RENEWAL means that by August 15, 2025, CAMPERS must sign and deliver the 2026 Seasonal Lodging Agreement to the CAMPGROUND and pay FEES that are due. The CAMPGROUND may make the CAMPSITE available to other CAMPERS if the 2026 AGREEMENT and FEES are not received by this date.
- F. DEADLINE FOR REMOVAL: October 5, 2025. If CAMPERS are not renewed for 2026, all CAMPING UNITS must be relocated by the end of this period and the CAMPSITE must be completely cleared of personal property.

6.The CAMPSITE.

- A. The CAMPERS may have LODGING at their assigned site. The CAMPERS shall have exclusive LODGING on the CAMPSITE for the purposes allowed by this CONTRACT.
- B. CAMPERS have had the opportunity to inspect the CAMPSITE and accept its condition.
- C. Campsites may not be used for commercial gain
- D. The CAMPSITE includes:
 - 1. An electrical connection which provides domestic electricity not to exceed 50 Amps.
 - 2. A standard firepit and picnic table.
 - 3. A water supply line which is connected to a private water well.
 - 4. A connection to a private on-site wastewater treatment system or Service to empty a transfer tank under the CAMPING UNIT which holds waste generated by the CAMPERS.
 - a. Black Transfer Tank (One Time Fee) \$168
 - b. (1) Pump Out Included Weekly for a 125-gallon transfer tank. Additional charge for an additional emergency pump-out, weekend days are subject to a higher rate.
 - 5. A parking area which may be used for up to **two VEHICLES** of the CAMPERS or GUESTS.

6. **Space on which the CAMPERS may place one (1) storage shed, which must be constructed of vinyl or resin and may not be larger than 100 sq. feet. It must be 10 feet or more away from neighboring sites structures.**
 7. Space on which the CAMPERS may place a porch or patio whose design and construction is approved by the CAMPGROUND before it is constructed.
 8. **The right to place a table and reasonable number of chairs and umbrella on the CAMPSITE. No bars are permitted on campsites.**
 9. **Wooden or stick built screen rooms or gazebos are not permitted.**
 10. A location which shall be specified by the CAMPGROUND on which the CAMPERS may place a CAMPING UNIT.
 11. No other objects of any kind may be placed on the CAMPSITE without permission in advance from the CAMPGROUND.
- E. Each CAMPER is responsible for maintenance of his or her own lawn.
1. Mowing and Weed-Eating can only be done between the hours of 9:00 A.M. and 5:30P.M.
 2. All sites not properly maintained will be taken care of by Wilderness Campground at the expense of the camper. Each lawn mowing is \$25.00. CAMPER will be billed following maintenance.
- F. The CAMPGROUND retains the right to direct the CAMPERS to remove any article of personal property of any kind whatsoever if the CAMPGROUND in the sole discretion of the CAMPGROUND determines that the personal property is inconsistent with the best interests of the CAMPGROUND. The CAMPGROUND is not responsible for the damages or loss which may be sustained by a CAMPER by reason of having to remove any item of personal property.
- G. If a CAMPERS personal property needs to be moved for the purpose of campground property maintenance, the cost of moving and replacing that property will be the responsibility of the CAMPER
- H. CAMPERS shall keep the CAMPSITE free of litter or debris and shall maintain all personal property on the CAMPSITE
- I. CAMPERS may not perform any repairs, construction, major landscaping, maintenance or other work on their CAMPSITE or CAMPING UNIT without prior approval of the CAMPGROUND. Work which requires a Wisconsin contractors' license must be performed by a qualified trades person with a license. The CAMPGROUND reserves the right to refuse to approve any contractor.
- J. Flowers, plants, and shrubs may be planted and landscaping such as; bricks, timbers, stones, etc. are allowed. However, all landscaping and plant life becomes property of the CAMPGROUND if CAMPERS choose not to renew their Seasonal Camping Lodging Agreement for the following season. Any landscaping or other improvements to the CAMPSITE made by CAMPERS shall remain at the CAMPSITE after the CAMPERS' AND CAMPING UNIT REMOVAL and are the property of the CAMPGROUND.
- K. **Trees may only be planted with written permission of Wilderness Campground. No cutting or trimming of any trees without permission**
- L. **Absolutely no nails or screws should be put in any trees.**
- M. No vegetable gardens are allowed.
- N. No sprinklers or watering lawns beginning Thursday night ending Sunday night.
- O. No fences, ropes, strings of lights allowed around the perimeter of campsite.
- P. Clothesline permitted at back of site but must be taken down after each use prior to leaving the premises each time.

7. The CAMPING UNIT.

- A. The CAMPERS may place on the CAMPSITE a single trailer, motorhome, pop-up trailer or other recreational vehicle which has been approved by the CAMPGROUND and which is specified in this CONTRACT. That trailer, motorhome, pop-up trailer or other recreational vehicle is known in this CONTRACT as the CAMPING UNIT.
- B. Only trailers, motorhomes pop-up trailers, park model RVs or other recreational vehicles which are less than 10 years old and have been certified by the Recreational Vehicle Industry of America may be placed on a CAMPSITE unless CAMPER received prior authorization of the CAMPGROUND. The CAMPERS may not replace a CAMPING UNIT without approval by the CAMPGROUND.
- C. The CAMPERS may place the listed CAMPING UNIT on the **Seasonal Name(s) and Information Page** on the CAMPSITE.
- D. CAMPERS agree that the CAMPING UNIT will need to be removed if it is not kept clean and well maintained.
- E. Wilderness Campgrounds, Inc., has the right to determine qualifying age and appearance of units coming into and kept at the park.
- F. Washing of trailers only to be done during non-peak hours. Example: Sunday afternoons or during the week. Absolutely no washing of vehicles. No gas-powered pressure washers after 5:00p.m.

- G. Camper must carry insurance on the CAMPING UNIT. Insurance Information Listed on the **Seasonal Name(s) and Information page of the agreement.**
- H. Should a CAMPER wish to sell a CAMPING UNIT, the CAMPER shall make arrangements with the CAMPGROUND, and fill out the Selling on Campsite Agreement Form. Before signing any purchase agreement, the CAMPER shall obtain approval of the proposed purchaser from the CAMPGROUND. The CAMPGROUND reserves the right to refuse to approve the proposed purchaser of a CAMPING UNIT for any reason. If a CAMPER sells a CAMPING UNIT without obtaining approval from the CAMPGROUND, this CONTRACT is terminated, and the CAMPING UNIT is subject to REMOVAL. If the CAMPGROUND approves the buyer, the buyer shall execute a CONTRACT in their own name prior to LODGING at the CAMPGROUND.
- I. Wilderness Campgrounds, Inc. has an exclusive agreement with Wilderness RV Sales and Service regarding the purchase or use of Park Models in the campground. (Park Models may not be brought in from any other dealers unless pre-approved with owners.)
- J. CAMPING UNITS may not be sold on site without permission from management. A consignment fee will be charged for any unit sold on the CAMPSITE or on campground property. The site does not always go with the trailer sale. A copy of the consignment agreement can be obtained from the campground office.

8. GUESTS.

- A. The CAMPGROUND may permit persons other than the CAMPERS to lodge on the CAMPSITE as authorized GUESTS. The CAMPGROUND has the right to refuse to allow any person admission to the CAMPGROUND as a GUEST
 - 1. Visitors to your campsite MUST register and pay guest fee. You may elect to start an open tab in the office for visitor fees. If you choose to pay for guests, each guest still needs to register in the office before driving through the park every visit. Visitor tabs need to be paid on a monthly basis.
 - 2. Guest Fee Rates:
 - a. Day Pass - \$5.00 per person. No charge for 3 & under or 65 & older.
 - b. Overnight Pass - \$10.00 per person (No charge for 3 & under). Must stay in your camping unit on site.
- B. Guests who do not register upon entering the campground will be charged \$25.00 for each vehicle and will be asked to leave immediately. Your guest privileges may be revoked for having unregistered guests.
- C. GUESTS are subject to the CAMPGROUND RULES and the following additional restrictions and limitations:
- D. Any person who is not a CAMPER and is on the premises of the CAMPGROUND is a trespasser who will be removed unless that person is approved and registered by the CAMPGROUND office as a GUEST.
- E. CAMPERS are responsible for the conduct of their GUESTS.
- F. GUESTS are responsible for their own conduct, behavior and deportment, and shall abide by all provisions of this CONTRACT which apply to CAMPERS.
- G. No GUESTS are permitted at a CAMPSITE unless there is an adult present at the CAMPSITE.
- H. All GUESTS must register with the CAMPGROUND. The CAMPGROUND may refuse to admit any person as a GUEST for any reason in the sole discretion of the CAMPGROUND.

9. VEHICLES.

- A. Up to (2) vehicle passes per campsite will be handed out. Additional vehicle passes can be authorized for an extra charge. Only a maximum of (2) vehicles may be parked on a site at any given time. Any extra vehicles may be parked in overflow parking area.
- B. Passes are not transferable. Office must have all vehicle information.
- C. Vehicle pass must be displayed visibly on the lower left-hand corner of windshield.
- D. No one shall exceed 5 M.P.H. In the campground.
- E. The following are VEHICLES and are permitted to be operated on the CAMPGROUND by CAMPERS or GUESTS: Automobiles, pickup trucks and vans with a curb weight of less than 9,000 pounds. Pedal Bicycles are permitted, but not to be ridden after dusk-no exceptions.

- F. **The following vehicles are NOT permitted to be used in the CAMPGROUND; Motorcycles, Golf carts, ATVs and UTV, Minibikes, Motor scooters (Electric or Gas), airplanes, motorized bicycles (Electric or Gas), scooters, motorized toys, etc. will not be allowed in the park at any time. (Skateboards and rollerblades may only be used in skate park) Basically if it is not man-powered it is not allowed.**
- G.
 - 1. Motorcycles must be parked across from the office, or in the Motorcycle Locker.
 - 2. Trailered ATVs and UTVs are permitted and can be parked on site if there is room. Otherwise, can be parked in overflow parking.
- H. Single Person Personal Electric Mobility Scooters are allowed for CAMPER(S) with disabilities.
- I. No person may operate a VEHICLE unless that person has a valid driver's license issued by Wisconsin, or, by a State or licensing authority recognized by Wisconsin, and has liability insurance in force covering the vehicle being operated.

10. RULES.

- A. The CAMPERS acknowledge that each CAMPER has been given a copy of the RULES of the CAMPGROUND. The CAMPERS agree they will follow the RULES and the directions of CAMPGROUND staff. All these expectations are known in this CONTRACT as the RULES.
 - 1. General Rules:
 - a. Firearms or fireworks are not permitted.
 - b. Quiet hours: Friday & Saturday 11:00 P.M. - 8:00 A.M. Sunday – Thursday 10:00 P.M. – 8:00 A.M. Curfew for minors is 10:00 P.M.
 - c. Do not at any time offer or give any employees of Wilderness Campgrounds Inc., any alcoholic beverages
 - d. The undersigned (family and their guests) acknowledge the fact that there will be no lifeguards on duty at Wilderness Campground premises or adjacent leased property, and the undersigned family and their guest, while swimming or boating do so at their own risk. The undersigned hereby releases Wilderness Campgrounds, Inc., from any and all liability for any accident that occurs on Wilderness Campground premises or adjacent leased property.
 - e. Wilderness Campgrounds Inc. assumes NO responsibility for any damages or theft to campers, boats, recreational vehicles, or any other equipment while stored or parked at the Campground.
 - f. Wilderness Campgrounds Inc. does not assume the role of night watchman, and occasionally there might be no one at the campgrounds.
 - g. Wilderness Campgrounds, Inc. assumes the right at any time to enter a campsite to maintain, install, or repair utilities and to enforce any of its rights or campground rules. This may be a visit by the owner an employee with or without outside security personnel. In the event CAMPERS property needs to be moved for maintenance the cost of moving the items will be solely the CAMPERS.
 - h. CAMPERS agree they will not assume something is permitted just because it is not in the camping agreement but will check with management first.
 - i. Management reserves the sole right of interpretation of rules or to add or change any rules at any time it deems necessary to ensure the safety and well-being of our guests and personnel.
 - 2. Campfires
 - a. Campfires permitted in proper fire pit unless otherwise notified by management.
 - b. Campfires must be kept less than 2 ft. high and must be accompanied by a legal adult at all times.
 - c. No fires will be permitted for the burning of debris.
 - d. Any wood being brought into the park must be purchased from a Wisconsin certified dealer. This is wood that has been processed to eliminate pests & diseases. Upon entering the CAMPGROUND, you must show a receipt in the office verifying the wood was bought from a WDATCP certified dealer. No more than a face cord of wood can be

on your site at a time. Wood must be kept stacked neatly on your site. Further explanation of firewood policy is provided in your seasonal folder.

- B. CAMPERS agree that all persons should have the opportunity to LODGE at the CAMPGROUND regardless of their race, national origin, color, creed, religion, sexual orientation or marital status. Discriminatory actions, harassment based on a person's status and sexual harassment are not tolerated by CAMPGROUND. Individuals engaging in discriminatory or harassing behavior will be subject to immediate REMOVAL.
- C. The CAMPERS agree to conform to and follow the RULES. In addition, the CAMPERS agree to use reasonable judgment, cooperative spirit and positive attitudes to interact pleasantly and quietly with other CAMPERS, GUESTS and the CAMPGROUND staff.
- D. The CAMPERS wish to enjoy a peaceful, pleasant recreational experience, which depends on every CAMPER and GUEST following the RULES. In order to assure that the CAMPGROUND can maintain peace and order, each CAMPER agrees the CAMPGROUND has the right to direct any CAMPER to leave the CAMPGROUND, temporarily or permanently, for any lawful reason in the sole discretion of the CAMPGROUND.
- E. The CAMPERS agree to abide by changes in the RULES or new RULES as they are added or amended.

11. AMENITIES.

- A. The CAMPGROUND offers certain common areas for the enjoyment of CAMPERS and GUESTS. These common areas and services are known as AMENITIES.
- B. CAMPERS acknowledge that the CAMPGROUND may, in its discretion, make changes to the AMENITIES, the hours in which the AMENITIES operate, open or close AMENITIES.
- C. The AMENITIES include:
 - 1. Hiking trails
 - 2. Swimming pool
 - 3. Picnic areas
 - 4. Waste disposal.
 - 5. Beach and swimming pond (S'more Pond) with large inflatables
 - 6. Beach and swimming lake (Bonnie Lake) with large inflatables
 - 7. Playgrounds, Jumping Pillow and Gaga Ball Pit
 - 8. Mini Golf
 - 9. Basketball and Volleyball Courts
 - 10. Activity Field
 - 11. Bathroom and Laundry Facilities
 - 12. Campground Store/Office, Snack Shacks
 - 13. Disc Golf Course

12.REMOVAL.

- A. Whenever a CAMPER or GUEST is directed to leave the CAMPGROUND, the CAMPER AND GUEST shall leave immediately and shall remain off the premises of the CAMPGROUND. The CAMPER may return to the CAMPGROUND for the purpose of removing the CAMPING UNIT and cleaning the CAMP SITE, at such times as are allowed by the CAMPGROUND. Any CAMPER or GUEST who fails to leave the CAMPGROUND when ordered to do so shall be liable to the CAMPGROUND for liquidated damages of \$100 per day plus all costs and attorneys' fees incurred by the CAMPGROUND in removing the CAMPER or GUEST.
- B. If a CAMPER is notified that that CONTRACT has been terminated by the CAMPGROUND, the CAMPER shall arrange for REMOVAL of all CAMPSITE property within ten days.
- C. CAMPERS or GUESTS who are present on the CAMPGROUND during closed periods without advance permission are subject to REMOVAL.
- D. Upon the expiration of this CONTRACT, all CAMPERS and GUESTS and all personal property located on the CAMPSITE shall be relocated to a place other than the CAMPGROUND by the DEADLINE FOR REMOVAL. Unless a written extension of the DEADLINE FOR REMOVAL is signed by the CAMPGROUND, the CAMPGROUND may remove the CAMPING UNIT, attachments, sheds, vehicles, furniture and any other personal property.
- E. If a CAMPING UNIT is not removed, or a CAMPSITE is not completely cleared of personal property, the CAMPGROUND may charge the CAMPERS fifty dollars (\$50) per day for storage. In addition, CAMPERS shall

be liable for all expenses incurred by CAMPGROUND in relocating the CAMPING UNIT and clearing the CAMPSITE.

- F. CAMPER agrees that the presence of a CAMPER or a GUEST on the CAMPGROUND premises after the CAMPGROUND has given the CAMPER or GUEST notice of REMOVAL shall constitute irreparable harm to the CAMPGROUND for which money damages are inadequate.
- G. There will be NO REFUNDS to CAMPERS or GUESTS who are subject to REMOVAL, or who leave the CAMPGROUND before the end of the SEASON unless authorized by the CAMPGROUND

13. FEES.

- A. CAMPERS shall pay the following charges and fees:
 - 1. Seasonal Lodging fees - Covers only the family renting the site. Family, meaning one household, two adults and any unmarried, dependent children 22 years of age or younger, still living at home.
 - a. RENEWALS/FEE SCHEDULE
 - 1. A *Non-refundable* \$450.00 deposit due by August 15th.
 - 2. 2nd payment of \$450.00 due January 15th. 2nd payment is only refundable when the camping agreement is reassigned to a third party with approval by management or is re-rented prior to April 1st. No refund if site is transferred to a current seasonal camper.
 - 3. Balance of campsite fee is to be paid on, or before April 1st of that camping year.
 - 4. Campsite fees must be paid in full before any transfer can be made.
 - 5. If payments for SEASONAL LODGING FEES are late, seasonal will be moved to the higher SEASONAL RATE.
 - b. Discount of \$60 when paid in full by October 1st. To receive discount, no portion of the site fee may be paid with debit/credit card. ***Cash or check only.***
 - 2. Electricity (Electrical Usage)
 - a. All seasonal campsites will be individually metered. Camper agrees to reimburse Wilderness Campgrounds for any and all electricity used.
 - b. Electric is billed (3) times a season (May, July and Sept.)
 - c. Security deposit of \$100.00 required on each metered site to be refunded upon termination of camping agreement, less outstanding bills, or any damage to site.
 - d. Wilderness Campgrounds, Inc. assumes no responsibility for spoilage of any perishable items, or damage to any equipment, which may result from interruption of electrical service of any kind.
 - e. Wilderness Campgrounds, Inc., assumes no responsibility for any electrical malfunctions, fires, floods, etc. during the term of this camping agreement.
 - f. Extra freezers, any wash machine or dryer, or water softening equipment prohibited.
 - 3. Guest Fees if CAMPER elects to pay guest fees so their guests do not have to pay.
- B. CAMPERS shall be responsible for paying any charges, fees or taxes which are assessed against the CAMPSITE, the CAMPING UNIT or the CAMPGROUND by reason of any action or omission of the CAMPERS. If CAMPERS' actions or omissions result in commencement of enforcement action against the CAMPGROUND, then CAMPERS shall be responsible for the attorneys' fees and expenses incurred by the CAMPGROUND.
- ~~C. CAMPERS are responsible for personal property tax on decks and sheds. Personal property tax is assessed and billed by the TOWNSHIP OF BUFFALO. Personal Property Tax bills must be paid in full to enter the campground.~~
Updated 2023
- D. Unpaid charges and fees shall be a lien against the CAMPING UNIT. In the event of non-payment, the CAMPGROUND shall have a lien for unpaid charges and costs and shall have the right to detain the CAMPING UNIT until the charges and fees are paid, or, to place the CAMPING UNIT for sale. All unpaid charges, fees and expenses of sale shall be paid out of the sale proceeds.
- E. There shall be a late charge of \$50 if more than five days after the due date. If an unpaid balance remains unpaid for more than 30 days, the balance shall bear interest at the rate of 8 % per month or partial month to the entire past due amount.
- F. If more than two late fees in a season, the seasonal will be increased to the higher seasonal rate if applicable.
- G. CAMPERS shall pay CAMPGROUND all attorneys' fees which CAMPGROUND incurs in any lawsuit or arbitration to enforce this CONTRACT or in defense of the CAMPGROUND by reason of any action or omission of the CAMPERS.

H. 2025 Seasonal Rates (All rates are subject to 5.5% State/County Sales Tax)

	2025 RATE (FOR INCOMING SEASONALS AFTER JANUARY 1, 2024)	PRIOR TO 2018	2018 – DEC 31, 2023 (EXCLUDES AA 56 -76 & WB 43-47)
W/E CAMPSITES	\$3300	\$3175	
W/E/S	\$3600	\$3275	\$3400

14. INHERENT RISKS AND LIABILITY.

- A. CAMPERS are aware that the CAMPGROUND offers recreational opportunities in an outdoor setting. Because the CAMPGROUND’S setting is a natural environment, the Wisconsin Legislature has adopted section 895.519 of the Wisconsin Statutes, which grants the CAMPGROUND immunity from liability for the INHERENT RISKS of camping activity. CAMPERS acknowledge they accept the INHERENT RISKS of camping. CAMPERS are aware that they will be unable to recover damages against the CAMPGROUND for the INHERENT RISKS of camping even if the CAMPERS or GUESTS are injured or killed as the result of such INHERENT RISKS.
- B. The CAMPGROUND is not liable for impairment of the quality or extent of LODGING resulting from weather, acts of God, infectious agents, or injuries caused by other CAMPERS.
- C. **NOTICE OF LIMITATION OF LIABILITY TO INDIVIDUALS CONSIDERING PARTICIPATING IN CAMPING.** Camping is a lot of fun. It offers the chance to get outdoors, experience fresh air and play in open spaces. We are proud of our campground. We have worked hard to make a quality experience available to our guests. But we need to inform our guests that there are risks in camping. The experiences and attractions which make camping enjoyable bring with them an element of hazard. We do want to be sure all of our guests are aware of the risks posed by camping-related activities. Where nature, outdoors and camping activities are involved, it is possible to manage and reduce the risk of injury. It is not possible to eliminate risk. For that reason, the State of Wisconsin has adopted laws that limit the liability of businesses like our campground. We are not liable for injuries and damages which result from the inherent risks of camping. We want to be sure our customers are aware of those laws. Customers who should not participate in our recreational activities if they are uncomfortable with the limitations on our liability resulting from the law.
- D. **CAMPGROUND SWIMMING AREAS** All Wilderness Campground, Inc. swimming areas are swim at your own risk. We do not have lifeguards on duty. We have attendants monitoring the area to make sure guests are abiding to safety guidelines. Beach/pool guests can bring their own life vests if they wish to use them. We do have some life jackets/vests available for rent. Wilderness Campground, Inc. strongly suggests the use of life jacket/vest for swimmers. Children should never be left unattended
- E. **ACKNOWLEDGMENT** By signing my name below, I agree that I have been given this “NOTICE OF LIMITATION OF LIABILITY TO INDIVIDUALS CONSIDERING PARTICIPATING IN CAMPING.” I have been asked to read the entire Notice by Campground. I have had the chance to ask questions about the Notice. I have asked the Campground to allow me to participate in camping. This Notice has informed me that there are risks associated with camping and related recreation. I have decided that the benefits to me of participating in camping and related recreation outweigh the risks. I agree that the Campground is immune from liability to the extent provided by Wisconsin Law
- F. **PHOTOGRAPH CONSENT & RELEASE** I hereby consent and agree that Wilderness Campground has the right to take or use photographs, videotape and/or digital images of me/my child and/or my property and to use these in any of their publications, media, and advertising.
- G. **CAMPING DURING A PANDEMIC** Campers who decide to stay at the Campground are aware that the Campground cannot guarantee that the sanitary and other measures employed by the Campground will prevent COVID 19 or any other infectious disease. Campers agree that they stay at the Campground at their own risk. Campers agree that Campground is not liable to Campers for infections sustained or experienced by the Camper.

15. GENERAL PROVISIONS

- A. This CONTRACT is the only agreement between the CAMPGROUND and the CAMPERS. All discussions and representations are integrated into this CONTRACT.
- B. If CAMPGROUND or CAMPER are required to give notice to the other party, notice will be deemed to have been given:
 - 1. To the CAMPGROUND, if a written notice was given to a CAMPGROUND employee at the CAMPGROUND office during business hours.
 - 2. To the CAMPER if a written notice was given to an adult CAMPER, or, posted on the door of the CAMPING UNIT.

- C. Written notice is not required for any directive given in an emergency; to preserve the peace or quiet in the CAMPGROUND, or to enforce a provision of this CONTRACT or the RULES.
- D. This CONTRACT may be amended only in a written amendment signed by the CAMPGROUND and the CAMPER.
- E. All claims and disputes arising under this CONTRACT shall be resolved according to the laws of the State of Wisconsin.

16.ARBITRATION.

- A. Any claims by CAMPGROUND for injunctive relief against a CAMPER or GUEST, of for collection of unpaid FEES or other sums alleged to be owed pursuant to this CONTRACT shall be brought in the Circuit Court for the County of Marquette, State of Wisconsin. CAMPER and CAMPGROUND irrevocably waive any right to trial by jury.
- B. In the event that CAMPER or CAMPGROUND wish to assert any claim other than the claim described in section A above, such as but not limited to a claim for personal injuries, including defamation; violations of trade practices, improper business methods or unlawful discrimination, it is agreed that the claim shall be resolved in Arbitration according to the rules of the American Arbitration Association. The Arbitration shall be held in Montello, Wisconsin, the County Seat of Marquette County.

17. CAMPERS' DUTY TO READ.

CAMPER IS AWARE THAT THE LAW REQUIRES PEOPLE TO READ A CONTRACT BEFORE SIGNING IT. IF YOU SIGN THIS CONTRACT, YOU WILL BE DEEMED TO UNDERSTAND IT AND TO HAVE READ IT. YOU WILL BE EXPECTED TO ABIDE BY IT. BY SIGNING, WE AGREE THAT WE MAY BE REMOVED FROM THE CAMPGROUND AT ANY TIME AT THE DIRECTION OF THE CAMPGROUND. The undersigned have read and fully understand the above stipulations in this camping agreement and further have received a copy of Wilderness Campground Rules and agree to abide by them and the contents therein. Hereby, the camper further assumes responsibility for damage caused by either their family or guests to Wilderness Campgrounds Inc., property.

It is further understood that the site fee contracted for must be paid in full by **April 1st, 2025** following the second payment, which is due **January 15th, 2025**. If not paid in full by the due date, **April 1st, 2025, there will be a \$50.00 late fee assessed.** It is understood the site may not be used until it is paid in full. Non-payment of site fees may result in collection proceedings.

BY SIGNING AND DATING BELOW CAMPERS ARE ACKNOWLEDGING AND ACCEPTING ALL TERMS OF THIS AGREEMENT.

[All Adults and a parent with legal custody of all minors must sign]

Date: _____

Signature: _____

Date: _____

Signature: _____

Seasonal Name(s) and Information:

CAMPSITE: _____

Adult (1): (Last, First, M.I.)

Adult (2): (Last, First, M.I.)

Address: _____

City _____ **State** _____ **Zip** _____

Please List All Minors/Dependent Children 22 Years and Younger Still Living At Home: (List All Names and Ages) [Specify how each is related to the Adults. If the Adult(s) signing do not include a parent of a minor, state the name, address, phone number and email of all the parent(s) of the minor].

Name:	Age:	Relationship:
Address:		
Name:	Age:	Relationship:
Address:		
Name:	Age:	Relationship:
Address:		
Name:	Age:	Relationship:
Address:		
Name:	Age:	Relationship:
Address:		
Name:	Age:	Relationship:
Address:		
Name:	Age:	Relationship:
Address:		

SEASONAL CONTACT INFORMATION:

Home Phone: _____

Adult (1) Cell Phone: _____ Adult (2) Cell Phone: _____

Email: _____

EMERGENCY CONTACT INFORMATION:

NAME: _____ Relationship to Seasonal: _____

Phone: _____

INSURANCE INFORMATION:

Name of Liability and Property Insurance Carrier: _____

Policy # _____ Phone# _____

INFORMATION ABOUT THE UNIT

Manufacturer: _____ Year: _____

Model: _____ VIN / CHASSIS: _____

Title: State: _____ License Plate #: _____ Title #: _____

Lien holder (if any) _____ Account: _____

Address: _____ City _____ State _____ Zip _____

SHED INFORMATION:

Type: _____ (Eg. Metal, wood, resin) Size: _____

PORCH/DECK INFORMATION:

Describe: _____ Size: _____

Date built: _____

VEHICLE INFORMATION:

VEHICLE INFORMATION (1) *Pass Included*

Make/Model: _____ License Plate: _____ Year: _____ Color: _____

VEHICLE INFORMATION (2) *Pass Included*

Make/Model: _____ License Plate: _____ Year: _____ Color: _____

Additional Car Passes (\$10 ea. + Tx.)

VEHICLE INFORMATION

Make/Model: _____ License Plate: _____ Year: _____ Color: _____

VEHICLE INFORMATION

Make/Model: _____ License Plate: _____ Year: _____ Color: _____

PET INFORMATION:

PET NAME & BREED _____

PET NAME & BREED _____

Wilderness Campground Rules

- Speed limit is 5 MPH throughout the campground. Please observe it.
- Campsite is assigned to one family (2 adults, dependent children) one camping unit per site. Maximum of 2 vehicles on site.
- Campfires are permitted unless otherwise advised. Your campfire must be extinguished before retiring for the evening. Be sure to completely douse out your fire with water.
- Check-in 4:00 pm – 9:00 pm. Check out by 2:00 pm / Rentals by 11:00 am
- Visitors must register in the office. There is a minimal fee. Visiting hours are over at 9:00 pm unless registered as overnight guest.
- Children should be under parental supervision at all times. Curfew for children under 18 is 10:00 pm unless they are under parental supervision.
- **Playground** equipment is off limits after dark.
- Quiet Hour begins at 11 p.m. This does not mean you have to stop having fun. Just keep the noise level down to avoid waking other campers. Radios should be turned off at this time.
- Firearms or Firecrackers of any kind are not permitted in the park. No exceptions.
- Bicycles are not allowed after 8 p.m. This is to ensure yours and other's safety.
- Trespassing on neighboring land off the perimeter of the campground is not permitted.
- Motorcycles are not allowed in the campground at any time. There is a motorcycle parking area.
- Pets must be kept on a leash and controlled at all times. Pets are not allowed in any building on the parameter, nor are they allowed in or on any swimming area. Please be sure to clean up after their messes.
- Swimming is not permitted in the lake after 8 p.m. The pool hours are posted at the pool.
- No cutting or destruction to any trees is allowed. Nails should not be used on trees.
- Any damage or vandalism to any campground property will result in a \$500 fee.
- Campsites should not be used for commercial gain.
- No alcoholic beverages may be served to employees at any time.
- Nudity is not allowed on the premises.
- 911 phone by the pool

Pet Rules

****IF YOU RECEIVE MORE THAN (1) VERBAL WARNING IN REGARD TO THE PET RULES YOUR PET WILL NEED TO BE REMOVED FROM THE CAMPGROUND FOR THE REMAINDER OF YOUR STAY!***

1. All pets must be leashed (restrained) at all times. If off your campsite the leash must be no longer than 6 ft. While on your campsite the animal must be restrained with a leash in a manner not to exceed 20' diameter or come within 6 feet of any roadway.
2. No pets allowed in the store, pool area, rental units, restrooms, or playgrounds. The activity field is okay.
3. No pets allowed on the beach or in the swimming lake.
4. You must pick-up, and properly dispose of your pet's waste immediately. Even if it is on your own campsite, but especially if it is off your site.
5. No visiting guests will be allowed to bring in a dog, only registered campers. If you are expecting company, please be sure they are aware that they may not bring in pets.
6. Excessive barking will not be tolerated.
7. If your pet bites someone you must notify the campground office immediately and the Sheriff's Department must be called. It is mandatory to report all dog bites.

• It is a good idea to keep a copy of your pet's rabies vaccine in your camper. (In the event your dog bites someone, we are obligated to call the sheriffs' department. They can and will take your pet. It will be impounded until you can prove to them your dog has a rabies vaccination.)