



2026 SEASONAL SITE LEASE AGREEMENT

FORM INSTRUCTIONS: TO ENSURE THAT WE HAVE THE MOST CURRENT INFORMATION, PLEASE FILL OUT THE FORM BELOW COMPLETELY AND ACCURATELY.

PLEASE PRINT:

LESSEE NAME _____

LESSEE NAME _____

CONTACT INFORMATION

ADDRESS _____

PHONE _____

CITY _____ STATE _____ ZIP _____

PHONE _____

EMERGENCY CONTACT

EMAIL ADDRESS _____

NAME _____ PHONE _____

SECONDARY EMAIL ADDRESS _____

VEHICLE INFORMATION

(PRIMARY)

VEHICLE INFORMATION

(SECONDARY)

YEAR _____

YEAR _____

MAKE _____

MAKE _____

MODEL _____

MODEL _____

LICENSE PLATE _____

LICENSE PLATE _____

DEPENDENT MINOR CHILDREN (UNDER 18)

**ANY OTHER CHILDREN WILL BE CHARGED A VISITOR FEE*

FIRST NAME _____ AGE _____

FIRST NAME _____ AGE _____

FIRST NAME _____ AGE _____

CAMPING UNIT INFORMATION

CIRCLE ONE: TRAVEL TRAILER 5TH WHEEL MOTORHOME (OTHER SELF CONTAINED UNIT)

LENGTH _____

YEAR MAKE MODEL NUMBER OF SLIDE OUTS

SITE NUMBER _____

Check all that apply:

_____ Water + Electric + Sewer \$4400

_____ Water+ Electric \$4300 (includes 12 pump-outs)
*** \$25/Pump-out after 12

_____ Winter Storage \$300 **Total:** \$ _____

PAYMENT SCHEDULE- PLEASE INITIAL TO ACKNOWLEDGE PAYMENT DUE DATES.

_____ Deposit \$1300 Due **Sept. 1st, 2025**

1 of 4 payments Due **Jan. 1st, 2026**

Monthly Payments of: 2 of 4 payments Due **Feb. 1st, 2026**

\$ _____ 3 of 4 payments Due **March 1st, 2026**

** Total minus deposit divided by 4 =
Monthly payment amount 4 of 4 payments Due **April 1st, 2026**

*** Late fee of \$100 will be applied on the 5th of each month

1. AGREEMENT + TERM + SITE

The document serves as the agreement between WP Management Group, LLC. (hereinafter referred to as "Whispering Pines Campground", "Campground" or Lessor") and the aforementioned seasonal(s) (hereinafter referred to as "Seasonal", "Camper" or "Lessee"). This agreement is a revocable contract for the use of one campsite (hereinafter referred to as "Site") to one or two people for recreational purposes only.

The term of the lease shall begin on April 15, 2026 and end on October 15, 2026, or earlier, if terminated as authorized in this lease, and the Lessor reserves the right in its absolute and sole discretion to renew or terminate any lease at any time. Lessee agrees that usage of the above Site shall begin on April 15, 2026 and end on October 15, 2026, and usage outside of the above dates is not permitted.

The agreement is for the rental of the above mentioned "Site" for one recreational vehicle. The site may only be used for the purposes of camping. Site perimeters are determined solely by Whispering Pines Campground and may be altered and amended at any time. The Lessee certifies they have inspected the Site and agree to accept in its present condition.

2. PARTIES.

Notwithstanding anything to the contrary set forth herein, the occupants of the Site are strictly limited to no more than two (2) adults and up to three (3) of their unmarried under 18 year old dependent children. Individuals not included within the lease are subject to a visitor fee. Lessee(s) are liable and bound to this agreement.

_____ Initial _____ Initial

3. REFUNDS.

The Lessor will not issue any refunds due to a cancellation of the lease agreement for any reason, including but not limited to Acts of God.

_____ Initial _____ Initial

4. DEPOSIT.

To reserve your seasonal site a deposit of \$1300.00 must be accompanied with the signed lease agreement due by **September 1, 2025.**

5. RENT.

Lessee shall pay rent to Lessor, without notice or demand, for the above term in the amount of \$4400 if the Site contains water, electric and sewer and \$4300 if the Site contains only water and electric. After the deposit of \$1300.00 is paid, the remaining balance will be paid in four (4) equal installments due January 1, 2026, February 1, 2026, March 1, 2026 and April 1, 2026.

Rents not received by the 5th of the month will incur a \$100.00 late fee and will be posted as a folio charge to the seasonal account at the end of business day on the 5th. **LATE FEES WILL NOT BE WAIVED UNDER ANY CIRCUMSTANCE.**

_____ Initial _____ Initial

5A. Seasonal installment payments are not automatically debited each month.

5B. The Lessee must call in their request for payment (401) 539-7011, email their request to info@camprhody.com, or log into camplife.com, using your email address on file as your User ID, in order to complete the payment request. Returned checks will be accessed a \$75.00 fee.

5C. Payments can be mailed via check or money order to **101 E. Bacon St. Hillsdale, MI 49242.** Make checks or money orders payable to WHISPERING PINES CAMPGROUND. Please do not mail payments to the campground.

5D. Whispering Pines reserves the right to move a stored unit off of a campsite for any seasonal who is delinquent in payment.

5E. It is the responsibility of the lessee to make timely payments and validate that all information on file is correct and accurate.

6. OCCUPANCY.

Lessee's Recreational Vehicle ("RV") may occupy the site for the above stated seasonal term. Lessee understands and specifically acknowledges that there will be no refund of rent paid regardless of whether or not Lessee occupies the leased Site for the full term of the lease. When guests or visitors are on-site, it is expected that an named Lessee will also be on-site as the responsible party for the guest(s) or visitor(s). Subleasing the seasonal site is not permitted.

7. ELECTRICAL + SEWER + PUMPOUTS.

Electrical. The Lessee is responsible for all monthly electrical charges based on the current price per kilowatt rate set forth by Whispering Pines Campground . If Rhode Island Energy should increase the rate during season, your rate may be adjusted. Lessor will read electric meters owned by the Lessor each month and Lessee will be billed accordingly for the electricity used. If at any time Lessee is found tampering with or making alterations to the existing electric service provided by Lessor, it shall be the right of the Lessor at any time thereafter, without notice, to terminate this lease.

The Lessor reserves the right to discontinue electrical service to a Lessee's campsite for non-payment of their monthly electric bill or past due seasonal site payments. Any outstanding electrical bills from the previous season which remain unpaid by November 30th, 2025 will be assessed a \$50.00 late fee on December 1, 2025. Each subsequent month the balance is not satisfied a \$50.00 late fee will be assessed to the account.

Sewer. For sites containing a sewer hook-up, the Lessee must provide sewer lines which properly fit in the sewer connection.

Pumpouts. The Lessee (applies to water+electric only sites) will receive twelve (12) pump-outs per camping season at no additional charge. The Lessee must sign-up with the office by the Sunday of the previous week. After 12 pump-outs, the Lessee will be assessed \$25 per pump-out. This charge will be posted to the Lessee's seasonal account.

For purposes of accessing the electrical pedestal, the sewer connection and the Lessee's valves a clear path, free of debris and obstruction must be provided.

8. DAMAGE.

Lessor shall not be responsible for theft or damage to Lessee's property. Lessee must maintain their own insurance coverage for any and all damage to their property and equipment while on Whispering Pines property. Lessee shall be responsible for all damage to Lessor's property caused by the Lessee, Lessee's children, invitees, guests, agents, pets, etc. Lessee hereby indemnifies and agrees to hold Lessor harmless from and against any and all actions, claims, demands, and liability as to personal injury or property damage arising out of the use, occupancy, or non-use of the Site and Whispering Pines property including but not limited to the swimming pool, pond, dock, boats, play structures, barrel train, buildings, playgrounds, roads, walkways, by Lessee or Lessee's agents, employees, invitees, guests, or family members, and any and all costs and fees including attorney's fees, incurred by Lessor incident thereto; nor shall Lessor be liable to Lessee for any loss or damage suffered during the term of this lease on account of any defective condition or depreciation of Whispering Pines property or any building, structure or equipment on such property, or any act of God.

9. TRAILERS.

Lessee shall not park, store, keep, wash, repair or paint any trailer on any Site at anytime. Whispering Pines does not offer trailer storage. This provision includes boat trailers and utility trailers.

10. IMPROVEMENTS + DECK + SHED.

Lessee shall not erect, maintain, or add to any structure upon the Site within Whispering Pines Campground without prior written consent of Lessor. This includes carports, screen rooms and gazebo tents. Management reserves the right to refuse and remove any unapproved item(s) on a site based on liability, appropriateness, and safety concerns at any time.

Lessee shall be restricted to:

- One storage shed per seasonal site not to exceed 4X7 feet.
- Deck size must not exceed 200 square feet in its entirety and must be placed on the entry door side of the RV.
- Decks, awning, canopies, and collapsible appurtenances must be designed for use with RV's, subject to prior written approval as to style, size and location by the Lessor, Whispering Pines Campground.
- Accessory structures including, but not limited to screen rooms, soft or hard sided carports, privacy screens, cabanas, novelty structures and outdoor spa/hot tubs are expressly prohibited.
- Any deck assumed by a previous seasonal must conform to approved size of 200 square feet.
- All abandoned decks left on Whispering Pines property after the site is vacated will be assessed a \$300 removal fee.
- Any improvements, shed, deck, landscaping, or parking of vehicle(s) must remain within the parameters of Lessee's site dimensions.

11. RV.

RV's must be approved in writing as to type, appearance, construction, color, and design by Whispering Pines, which reserves the right in its absolute discretion to approve or disapprove a RV, including for aesthetic purposes only. All RV's must not be older than ten (10) years. Whispering Pines will at its sole discretion determine the maximum size of the RV. Prior to approval of an RV, Lessee shall provide Whispering Pines with a recent picture and accurate specifications of the RV. No RV shall be placed on a Site unless the RV complies with or exceeds all applicable governmental regulations and is to be maintained in full compliance with the Recreational Vehicle Industry Association (RVIA) standards. Manufactured houses are strictly prohibited on Whispering Pines property. The responsibility for complying with all requirements and regulations is solely that of the Lessee and Whispering Pines Campground shall have no responsibility whatsoever. The placement of an RV on a Site shall include adequate provisions for required parking.

12. TRANSFER.

Lessee shall not sublet the Site or any part thereof, nor assign or otherwise transfer this lease. The sale of an RV to a third party while under this seasonal lease agreement does not entitle the purchaser to lease a Site and management must be notified. Any unit sold during the season must vacate the site immediately. Occupancy of the Lessee's seasonal site is for the contracted Lessee only. Your site cannot be transferred to anyone, including children.

13. CONDUCT.

Lessee shall not create a nuisance or disturb other campers by conduct such as, creating any noise, improper or immoral behavior, odors or sights which could reasonably be considered objectionable by other campers, or doing any act improper, unruly or unreasonable manner within Whispering Pines. Lessee will be on-site and held responsible for Lessee's conduct within Whispering Pines and for that of Lessee's guests, invitees, and family members.

14. PETS.

Pets must be well behaved, attended to at all times, and kept on a leash at all times- do not leave pets unattended at your campsite. Pet houses are not permitted. We are sorry, but if your pet is aggressive toward other campers, it will not be permitted to remain in the campground. No more than two canines per site. All pet waste must be cleaned up immediately & disposed of properly. Guests' or Visitors' cannot bring pets into the campground. Pets are not permitted in the Athletic Field.

15. RULES AND REGULATIONS.

Lessor has certain Rules and Regulations applicable to Whispering Pines and a copy of these Rules and Regulations are attached and act as an addendum to this lease. Lessee hereby acknowledges that Lessee has read the Rules and Regulations and agrees that Lessee will adhere to (and cause any of the Lessee's family members', guests', invitees', or visitors' within Whispering Pines to adhere) in all respects to such rules and regulations, and that any failure to do so shall constitute a breach of this seasonal lease agreement. Lessor reserves the right to amend said rules and regulations, and said rules and regulations are deemed to be in effect when posted in the front office/store, receipt by the Lessee is not necessary for amendments to be binding on lessee.

16. RIGHT OF ACCESS.

The right of free access is reserved by Whispering Pines and its agents and to any other person authorized by Whispering Pines or its agents, to inspect the Site located thereon so as to determine whether the Lessee is utilizing the Site in a lawful and moral manner, consistent with the terms of this lease agreement and these Rules and Regulations. Said site inspection may occur without any interference of any kind from Lessee and with or without consent of the Lessee.

17. PERSONAL PROPERTY.

RVs and all other improvements placed on the Site by Lessee are to be construed as personal property for the purpose of this seasonal lease agreement and shall not be deemed realty.

18. GOLF CARTS.

Lessees are permitted to use and operate golf carts during the camping season.

Golf carts shall not be operated until a valid copy of golf cart insurance is received and on file and golf cart permit is issued by Whispering Pines. The golf cart permit must be affixed to the golf cart. These policies expire annually, therefore, be prepared to furnish an updated copy. A copy of your golf cart insurance policy can be dropped off at the camp office during business hours or emailed to: info@camprhody.com.

- ONE golf cart is permitted to each leased seasonal site.
- Golf cart must be electric, no exceptions.
- Golf carts are not to be driven after 11pm to 7am.
- Do not drive through campsites or non designated road areas.
- Drinking and driving is strictly prohibited.
- Horseplay, racing, or misuse of golf cart will result in immediate action at manager's discretion.
 - All occupants must be sitting in golf cart
 - No infants permitted in lap while driving golf cart
- An uninsured golf cart may not remain on the campground property.
- Whispering Pines does not offer golf cart storage.

Golf carts may only be operated by those with a valid Driver's License aged 16 & older. If any Whispering Pines Campground staff finds a seasonal camper not adhering to this rule, we have the right to revoke driving privileges at any time. Be prepared to show your driver's license when asked for verification.



2026 Seasonal Rules & Regulations

It is understood and agreed that occupancy within Whispering Pines Campground as of April 15th, 2026 and terminating October 15th, 2026 shall be subject to the following in addition what is outlined in the seasonal lease agreement:

1. The undersigned agrees to be responsible for the behavior of their children at all times while on or about campground property. Children must always be accompanied by a parent when using the restrooms. Children must be supervised at all times and never left on the grounds unattended.

2. The undersigned agrees to be fully responsible for the behavior of their guests and visitors. Use of your camping unit by relatives and/or friends is not permitted unless those named on the seasonal contract are present. It is understood that payment of all guests and visitor fees are to be made in advance of their arrival. There is a limit of two (2) guests at a time. Visitor vehicles MUST be parked in the visitors parking area. Visitors will not be admitted after 8:00pm.

Seasonal visitor fees are \$7 per adult and \$3 per child per day/night.

3. Charging store and food items to seasonal accounts is no longer permitted.

4. The Site rental agreement is for the established area only. It is agreed to preserve and protect the wooded area surrounding the Site and throughout the campground allowing no destruction of wildlife, trees and/or other growth. Our goal is to conserve and maintain the sensitive ecosystem our campground occupies. Management will monitor and trim trees as necessary to insure safety on our grounds.

5. The undersigned agrees to be responsible for the cleanliness of the campsite this includes the areas immediately surrounding your trailer as well as maintaining the exterior appearance of your camper. If for any reason a trailer begins to look unsightly in the campground, Whispering Pines has sole discretion to refuse to renew your lease and you must remove your unit from the park.

6. The campsite rental includes one table and one fireplace. The fireplace must NOT be moved without prior consent from Management. PER ORDER OF THE FIRE MARSHAL: Fires should not be higher than 18 inches and should never be left unattended. They must be extinguished when leaving the campsite.

7. Garbage must be wrapped and placed in dumpsters. Please do not place garbage in small trash barrels throughout the campground. Do not leave garbage in fireplaces or on the ground. Do not leave trash or discarded large items outside the dumpster.

8. Respect for the privacy and property of other campers shall be observed at all times. Please do not cut through campsites.

9. No commercial activity shall be permitted within the campground.

10. We are a family friendly campground, and alcohol may be enjoyed on your campsite when drinking responsibly and in moderation. Irresponsible, disruptive and disrespectful behavior will not be tolerated. Drinking and driving is strictly prohibited and applies to golf carts too. Any signage alluding to alcohol or containing profanity is not permitted.

11. All children 16 years old and under MUST be accompanied by a responsible adult when at the pool.

12. Dishes/Clothing cannot be washed in the bath houses or rest rooms as this prevents the spread of food borne illness or contaminants.

13. No exterior appliances are permitted. No exterior structures, other than a shed (full permissible details are outlined in the seasonal lease contract), are permitted on the campsite. If you are preparing to build a shed or deck, please submit plans to the office for approval before the project has begun.

14. Large power tools or powered construction equipment are not permitted on the grounds.

Examples of tools or equipment not permitted on the property:

- Drivable Construction Equipment not owned and insured by the campground.
- Saws, Backhoe, Wood Chipper or Chain Saws.

15. Fireworks and Firearms: Fireworks of any kind are never permitted. Firearms (including BB guns, pellet guns, cross bows and paint ball guns) are not allowed.

16. No bike riding after dark. Anyone under age 15 must wear a helmet. E-bikes and scooters are not permitted.

17. **Vehicles AND GOLF CARTS must obey the speed limit of 5mph.** Beware of speed bumps. Speeding will not be tolerated. Battery powered/small motorized vehicles, including those for minors, shall not be driven in the campground.

18. Golf carts are to be driven by licensed seasonal campers only. Please observe our 5 mph speed limit. Only electric golf carts are allowed in campground. Headlights and taillights must be operable on your golf cart to operate after dark. Please follow manufacturer's specifications for seating capacity and never have more people riding in a golf cart than the seating capacity allows. REMEMBER: Golf carts are motor vehicles. While driving a golf cart you are subject to state vehicle laws. Therefore, drinking and driving throughout the campground will not be tolerated. All golf carts must remain within the campground, driving any golf cart outside of the campground gates is not permitted. All golf carts must be parked on the lessee's campsite by 11pm every night, this includes weekends.

19. All golf carts must have current liability insurance and proof of insurance must be on file in the front store/office. Your golf cart must be specifically named on the policy. Golf carts are NOT TO BE DRIVEN on Whispering Pines Campground property without physical proof of updated insurance clearly stating the particular golf cart in question is covered. **ONE GOLF CART PER SITE.**

20. Whispering Pines Campground has the right to remove camping units from sites that are delinquent. Removed units will be moved to a storage site to be determined. Owners will assume full storage charges.

21. Quiet hours are 11pm-8am and must be strictly observed.

22. Clothes lines are not permitted for hanging household laundry. Please use the coin op laundry on-site.

23. A maximum of two (2) cars are permitted on each campsite. Vehicles must utilize guest parking areas for overflow parking.

24. Seasonal campers choosing not to renew at Whispering Pines Campground must remove their unit, shed, deck, personal property, etc. from their site before the campground closes on October 15th. Failure to leave the site clean from debris will result in charges for cleanup and removal.

25. "For sale signs" are not permitted on the units or on the campsite. Signage may be posted to bulletin boards throughout the campground.

26. Glass of any kind is not permitted in the pool or splash pad areas. Do not hang or climb on splash pad equipment.

27. We may occasionally experience outages such as water, electric, internet, or other utilities that may apply. Refunds or compensation will not be provided as these outages are outside of management control.

28. The Electric Pedestals are not permitted for EV charging.

29. Those who choose to store their units on the property in the off season may be liable for tangible item taxes if your unit is on the property as of December 31st. Please contact the Hopkinton Tax Assessors Office directly, 401-377-7780, as each individual camper's tax situation can be discussed with the assessor. The undersigned also agrees to pay a fire tax assessment from the Town of Hope Valley-Wyoming Tax District.

30. Entertainment is provided Memorial Day Weekend, 4th of July Weekend, Labor Day Weekend and Columbus Day Weekend. Additionally, entertainment is provided on Saturdays after 4th of July until Labor Day. Outside those dates entertainment is NOT offered.

31. Cable/WIFI-For those who may choose to purchase cable through a provider, please note the antenna/dish must be affixed on your unit roof or on a portable stand. Do not screw or nail into the trees as this is not permitted and will damage the tree. Streaming TV is not available on the WIFI. Basic WIFI (example: checking email) is offered in various locations in the campground and WIFI may not be available on your campsite.

32. Please collect all deliveries made to Whispering Pines in a timely manner. Any deliveries requiring access beyond the front office will not be permitted Friday, Saturday or Sunday.