

Hecht Property Management, LLC

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(704) 489-9949

1. Residency & Financials

1.1 LEASE INFORMATION, DURATION & CHARGES

This lease contract is between you, <<Tenants (Financially Responsible)>> and, the Owner, <<Owner Name(s)>> and Agent, Hecht Property Management, herein referred to as HPM. The terms "you" and "your" refer to all Lessees listed above. The terms "we", "us", and "our" refer to the Owner/ Agent listed. The site will be occupied exclusively by the Lessee(s) listed above. Campsite Number and Annual Rate: <<Unit Name>> lease at Little's Campground located at: <<Property Address>>

The terms of this tenancy shall be for a twelve (12) month period and commence on <<Lease Start Date>> and end on <<Lease End Date>>. You shall pay annual fee for <<Unit Name>> at the time this lease is signed.

LATE PAYMENT POLICY: Payments must be made within fifteen (15) days of the lease start date or a 5% late fee will be charged on balance due. If not paid after thirty (30) days, Lessee may lose rights to their site/ slip package.

SECURITY DEPOSIT: The total security deposit due with this lease contract for all *new* Lessees is \$250.00, due on or before the date this lease contract is signed. We will hold the security deposit for the term of the tenancy and, upon termination of the tenancy, reserve the right to use the security deposit, or portions thereof, to cover any charges related to your performance of this lease contract, including but not limited to, clean up of site, repair of damages to site, unpaid lease, late fees, and returned checks. Security Deposits are refunded within thirty (30) days of termination of lease.

INSURANCE & REGISTRATION: All Lessees *must* provide a copy of RV/ watercraft insurance (collision and liability) and proof of RV registration to HPM upon signing new lease or renewal.

By initialing below, you acknowledge and agree to the terms in Section 1.

X _____
Initial Here

2. Rules & Regulations

2.1 OVERVIEW

Little's Campground is a privately owned RV camping facility located on the shores of Lake Norman. RV Owners/Lessees and their guests accept privileges with the understanding that HPM reserves the right to terminate this agreement at any time if the conduct of the Lessee or their guests is in violation of the campground rules and regulations

2.2 LEASE, SITE & CAMPGROUND REGULATIONS

Gate Key Card Two (2) gate key cards per site will be issued. Lessee will be charged a \$20.00 replacement fee for lost/stolen cards. Contact HPM if your key card is not functioning, replacement is at no cost for worn cards.

Bathhouse & Laundry A bathhouse key will be supplied to each Lessee; Lessee will be charged a \$5.00 replacement fee for lost key. Bathhouse is locked during the week and each Lessee must ensure the lights and water are shut off after use. There is a small laundry machine and dryer available at no cost.

Golf Carts Golf carts must be registered with HPM and copy of insurance coverage must be provided. Only licensed drivers over the age of 16 may operate golf carts. Speed limit five (5) mph.

Pets Maximum of two (2) dogs are allowed per site. Please keep your dogs on a shortened leash as pets must be under control and quiet at all times. Dogs must not be tied and left unattended at the site. Lessee must clean up after their pet on their site and in the common areas. Breeds of dogs that have a reputation for being aggressive are prohibited. (Aggressive Breed List available upon request)

Minors The actions and safety of minors are always the responsibility of the Lessee. Minors under the age of twelve (12) must be accompanied by an adult at all times in common areas of the campground, in the bathhouse, on the dock and lake access areas.

Utilities & Services Water (seasonally), garbage and septic services are provided. Lessee is responsible for cable, internet, and electric (Energy United 1-800-522-3793).

Garbage & Recycling All garbage must be placed in provided receptacle just outside the main gate. No garbage cans allowed at Lessee site. Summer Season (April-October): twice a week pick up. Winter Season (November - March): once a week pick up only.

Water Usage RV may be rinsed with plain water, no soap or harsh chemicals. No washing of RVs, boats, cars, or personal watercraft. *Chemicals of any kind are NOT to be used at the campground.* Anyone using chemicals will be considered in violation of the lease agreement and subject to early termination by Owner and HPM.

Water - Off Season *Water may not be available during December, January, & February.* Water is turned off when temperatures drop to freezing and turned back on once warmer temperatures are sustained. Lessees are notified via email no more than one (1) week before the restriction begins. If an email is not on file with HPM, then a notice is sent via US Post to mailing address on file. When instructed to do so, Lessees must turn the water off at their site during the winter months. The handle at water spigot must be turned down so that the handle is straight with the pipe. Water hoses must be disconnected. Any Lessee failing to turn off the water properly in winter when instructed to do so will be charged a fee by HPM for repair service.

Septic All sites, bathhouse and laundry is on a septic system. Detergents, kitchen waste, laundry waste and household chemicals in *normal amounts* do not affect the proper operation of septic systems. *Avoid disposal of cigarette butts, disposable diapers, sanitary napkins, handi-wipes, pop-off toilet wands scrubbers, plastic, trash, etc. Marine grade toilet paper only!*

General Site Use The property is intended for part-time recreational use. Full-time residential living is not permitted and Lessees may not use the site as their permanent address. Lessee may not operate a business of any kind. Only one (1) RV is allowed per site. Sleeping in vehicles, tents, boats or on the ground is strictly prohibited. Subleasing and time-sharing are prohibited. Lessee should be present on delivery and set-up day to supervise the proper placement of their RV.

Parking Lessees may park one (1) vehicle on their site. No parking allowed on neighboring sites. No parking on the road at any time. Additional parking is available outside the main gate area.

Guests Guests may park only outside the main gate in the designated area. Lessees are responsible for the conduct of their guests and must accompany them at all times. Maximum site capacity is eight (8) people total at one time.

Quiet Hours Strictly enforced from 11:30pm – 8:00am. Includes no noise emitting equipment, no bright lights.

Alcohol/ Illegal Drugs This is a family friendly campground. Alcoholic beverages are restricted to inside the Lessee's RV and on porch/deck only. **No illegal drugs or contraband allowed at any time.** No obnoxious, offensive or unlawful activity shall be conducted at Lessee's RV, site, or common areas of the campground. What qualifies as obnoxious/ offensive is at the discretion of HPM.

Fire/BBQ Grills and fire pits may be used on Lessee's site. When using grills, tiki torches or fire pits, proper safety regulations must be followed. Never leave an open flame or burning coals unattended. *Ground fires NOT permitted.*

Fireworks/ Firearms Fireworks are prohibited. Firearms are prohibited.

Motorized Vehicles Motorbikes, scooters and four-wheelers are NOT permitted.

2.3 DOCK, BOAT SLIP & LAKE REGULATIONS

NO Lifeguard on Duty, SWIM AT YOUR OWN RISK IN DESIGNATED AREA ONLY. No diving, running, or horseplay. Minors under the age of 12 must wear a Coast Guard Approved PFD in the water and on the docks at all times.

No Wake Zone must be observed. On Lake Norman, it is unlawful to operate a motor vessel at greater than no-wake speed within 150 feet of a vessel launching area, bridge, dock, pier, or marina.

Lessee may not make modifications to the dock by adding carpet, lighting, storage boxes, or cleats without *prior approval* by HPM.

Unless docked in an assigned boat slip, watercraft must be removed from the lake when the Lessee is not at the campground. Personal Water Craft (jet skis), kayaks, and canoes may be stored at Lessee's site.

Duke Energy, which governs dock usage on Lake Norman, does not allow for jet-skis, boats, or any type watercraft to be moored between the dock and shoreline. It is strictly prohibited to leave your watercraft moored in this location. Any watercraft found in violation of Federal, State or other governmental laws will be subject to expulsion from the campground.

Boat Slip Assignment & Vacancies

Boat slips are assigned by HPM according to seniority and proximity to Lessee's RV site. Lessees have the opportunity to be added to the *Boat Slip Wait List* and transfer to a preferred boat slip. Contact HPM to be added. Lessees can add or remove themselves from the list at any time. The Lessees on the *Boat Slip Wait List* are handled in order of seniority.

Boat slip vacancies will be handled as follows: the most senior name on the list will be notified by HPM via email of the available boat slip. Lessee will have two (2) business days to accept the slip transfer offer. If Lessee does not accept the offer of slip transfer, or Lessee does not respond in the allotted time, the slip will be offered to the next Lessee on the *Boat Slip Wait List*.

By initialing below, you acknowledge and agree to the terms in Section 2.

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3. Maintenance

3.1 SITE MAINTENANCE

Lessees are responsible for mowing the grass and keeping their site in neat and clean appearance. Disorderly sites are not tolerated. All yard debris and leaves are to be put in bags and removed from the campground. (A member of the maintenance crew may be available to pick up bagged leaves. Bag must be left on Lessee's site, at end of drive.) Leaves that have fallen on your site must be removed no later than December 31st or the Lessee will be charged a fee by HPM for this maintenance service.

3.2 SITE & STRUCTURE MODIFICATIONS

Decks and screened porches may be added or modified at the Lessee's site with *prior approval* by HPM. A sketch with dimensions and scope of the build must be submitted to the HPM office for review. The deck / porch must fit the site without encroaching, may be no longer than the length of Lessee's RV, no wider than twelve (12) feet and must be self-supporting. Room additions are NOT permitted. Existing decks and porches are grandfathered in and may be modified with approval from HPM.

Storage buildings and sheds may be added to Lessee's site with *prior approval* by HPM. Requests must be submitted to the HPM office for review. The shed must fit the size of the site, not encroach on other sites, generally not larger than twenty-four (24) square feet. Buildings must be in kept good repair and appearance.

Construction must be performed in a timely matter and all materials must be stored on Lessee's site. *Lessees are required to be on site during all construction. Vendors are not to be granted access to the campground or site without Lessee present.* Vendors are considered a guest and are the responsibility of the Lessee while on site.

Structures, decks and sheds must be completely removed and disposed of when Lessee vacates site at end of tenancy. Lessee assumes the responsibility of any damage to the site and must restore the site to original condition. Upon vacating, any Lessee failing to restore the site to original condition will be charged a maintenance fee by HPM. At the end of tenancy, storage buildings, structures and porches may be allowed to remain on site with *prior approval* by HPM.

3.3 WELL MAINTENANCE & WATER SAMPLES

HPM performs regularly scheduled maintenance on the well and water distribution system. Water usage is restricted for a period of forty-eight (48) hours each quarter. Lessees are notified via email approximately one (1) week before the restriction begins. If an email is not on file with HPM, then a notice is sent via US Post to the mailing address on file. The following cooperation is required of all Lessees:

Well Chlorinated (Day 1) - *If Lessee is present at the campground on this day* -After 12 noon, run water in your RV until you smell chlorine so that the chlorine has been distributed into the entire system. Then turn off all taps. Do Not Use Water for forty-eight (48) hours; no drinking, cooking or bathing. Highly chlorinated water is not for human consumption. Highly chlorinated water is also detrimental to a septic system due to possibly disrupting the biological process, therefore we request limited use of commodes during this maintenance.

Water Sample (Day 2) - *If Lessee is present at the campground on this day* - Twenty-four (24) hours after chlorinating, approximately 12 noon, every tap in the RV will need to be turned on. Let the water run until you no longer smell chlorine to flush system. Do Not Use Water

Water Report (Day 3)- After forty-eight (48) hours, may resume using water unless otherwise notified by HPM.

Next time you are at the campground - *if Lessee not present on Day 1, 2, or 3* - Run all taps in RV to flush the system.

By initialing below, you acknowledge and agree to the terms in Section 3.

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Initial Here

4. RV Sales & Site Transfers

4.1 REIMBURSEMENTS

Should Lessee wish to terminate lease early, no reimbursements are given for unused time.

Should Lessee wish to terminate lease early and there is a new signed Lease for that site, the Lessee will be reimbursed for unused time.

4.2 SALES & SITE TRANSFERS TO NEW LESSEES

At the end of tenancy, Lessee may post a sign to advertise their RV For Sale. (See Section 4.3 for details) The RV must be in top market condition, good appearance and no more than twenty (20) years old from date of sale. HPM has final determination if the RV can be sold and remain on site. If RV is not a viable resale or if the RV fails to sell at end of lease, the Lessee must remove the RV from the site by the ending date of the lease term.

Every effort will be made by HPM to market the site, with or without RV for sale on the site. The availability posting of an RV for sale to the HPM website and Little's Campground Facebook page is a courtesy service. Efforts to find a buyer for their RV is the responsibility of the Lessee.

Prospective Buyers must fill out an application with HPM to lease the site. Background checks are conducted. Conditions of sale are contingent upon approval of the application.

When selling your RV, you are selling the RV ONLY. Lessee does not own the campground site and therefore it cannot be sold. Lessees do not own the boat slips, therefore, the slips are non-transferable with the sale of your RV.

With *prior approval* from HPM, existing Porch/ Deck may convey with the site, if it will aesthetically and structurally fit new Lessee's RV. Written acceptance for Porch/ Deck to stay must be submitted by new Lessee.

4.3 WATERFRONT SITE VACANCIES

Main-Waterfront and Cove-Waterfront site vacancies and RV sales are handled in a special manner that differs from interior Water-view or Off-water site vacancies and sales.

Water-view and Off-water site vacancies and RV sales are offered to both the general public and current Lessees at the same time.

Main-Waterfront and Cove-Waterfront site vacancies and RV sales must be offered to current Lessees for a period of one week, before being offered to the general public. Lessees will be notified via email of the availability. If there is not an email on file, Lessee will be notified via US Post via the mailing address on file.

Lessees interested in vacancy must contact the HPM office to be added to a list. At the end of seven (7) days, the Lessees on the list will be contacted in order of seniority. At which time, the Lessee will have the opportunity to switch sites and/or purchase RV, or decline. If declined, the next most senior Lessee on the list will be contacted.

By initialing below, you acknowledge and agree to the terms in Section 4.

X _____
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5. Sign and Accept

5.1 AGENCY DISCRETION AND DISCLOSURE

Hecht Property Management and Owner of Little's Campground, Howard Realty, reserve the right to refund lease fees or discontinue occupancy if, in our opinion, the Lessee is detrimental to the premises or violates any rule or regulation.

Hecht Property Management and the Owner of Little's Family Campground shall not be liable for any damages or injuries to Lessee, to any other person, or to any property occurring on the premises, or any part thereof, or in common areas thereof, and Lessee agrees to hold HPM and Owner harmless for any claims for damage no matter how caused. HPM and Owner will not be held responsible for acts of theft or vandalism or other damage to Lessees personal property.

Any RV or watercraft found in violation of Federal, State or other governmental laws will be subject to expulsion from the campground.

Although every precaution will be taken, errors may occur. If an error is found, Hecht Property Management has the right to correct it. Hecht Property Management will not be held liable for any damage or loss to Lessee if an error occurs.

X _____
Lessee

Date Signed

X _____
Lessor

Date Signed