



# THE CROW'S NEST RESORT SEASONAL CAMPING AGREEMENT

The Crow's Nest Resort  
2743 Hwy 65  
Mora, MN 55051

[Thecrowsnestresort@gmail.com](mailto:Thecrowsnestresort@gmail.com)  
320-679-1977

This agreement is valid from \_\_\_\_\_ to \_\_\_\_\_. The seasonal rate is \$2,600 plus electricity. Electricity is billed July 15<sup>th</sup> and October 15<sup>th</sup>. Dock slip rates are \$400 for shoreline slips and \$500 for end slips. Deposits for seasonal spots are \$350.00 and \$50.00 for dock slips. **Deposits for both sites and dock slips are due October 1<sup>st</sup>.** If deposits are not received by October 1<sup>st</sup>, we will assume you are giving up your site and/or dock slip and ask you to remove your property within 30 days. Balances are due on or before April 1<sup>st</sup>. There will be a \$50 per month late charge after April 1<sup>st</sup>.

Acceptable payment includes cash, check, and credit. Payments made by credit will include a 4.00% surcharge.

## 1. CAMPING SEASON

- The annual "season" is April 15 to October 15. Facilities/utilities will be available on the stated schedule and subject to weather conditions. Weather delays do not result in refunds or credits of agreement payments.
- The seasonal fee allows seasonal guests to access the resort and use of available facilities any time during this period.
- Seasonals are welcome to use the resort during off season at a rate of \$20 per night with use of the bathhouse. This can be paid in the convenience store upon arrival.
- **Seasonal campers who do not winterize their unit correctly are responsible for any damages sustained during the winter months on both their own unit and The Crow's Nest Resorts damaged property.**
- Seasonal residents who are not renewing their agreements for the next camping season must remove their units and other personal property by October 15<sup>th</sup> of the current camping season. Campers agree that any personal property including campers, boats, and trailers that is left past October 15<sup>th</sup> may be considered abandoned and can be removed by The Crow's Nest.

## 2. CAMPING AT YOUR OWN RISK

- Each RV owner must maintain their own property insurance coverage and is meant to cover the seasonal campers and their guests for personal injury, loss, and/or property damage. The Crow's Nest Resort reserves the right to verify coverage.
- The seasonal guests accept camping privileges with the understanding that they hereby release The Crow's Nest Resort, and its employees against claims resulting from loss or damage to property or injury to the person or any member of family or



any visitor or guest of the registered camper arising out of the use of its camping facilities.

- Damages or losses caused by electrical outages, wind, rain, lightning, hail, or any other weather conditions are not the responsibility of The Crow's Nest Resort, but to be covered under campers' insurance.

### 3. CONSIDERATION OF OTHER RESIDENTS AND CAMPERS

- Quiet hours are 10:00pm-7:00am.
- Seasonal guests are responsible to see that all guests on their campsites observe quiet hours.
- Offensive or unseemly language is not allowed.

### 4. CAMPERS, VEHICLES, GOLF CARTS, DECKS, SHEDS, AND BOAT TRAILERS

#### Campers

- Campers can be no more than 15 years old and approved by The Crow's Nest Resort prior to placement on the agreed spot.
- Campers older than 15 years but still in good condition shall be permitted for the current guest but shall be removed when the current guest terminates their agreement.
- A seasonal resident may sell their camper and assure the buyer it can remain on the existing site if all the following consideration are met:
  1. Resident has a valid, paid agreement.
  2. The camper is less than 15 years old and in good condition.
  3. Buyers are pre-approved by The Crow's Nest and signed a new agreement.

#### Boats, Extra Vehicles, and Trailers

- Trailers are not allowed to be kept on Crow's Nest grounds for storage. All trailers need to be stored off premises during both on and off season. Boats/trailers that are here for weekend stays only must be stored in the dirt parking lot.

#### Golf Carts

- Only electric golf carts are permitted.
- Children are not allowed to drive golf carts.
- Any unruly behavior on golf carts must be reported.
- All carts must have proof of insurance, or they will not be allowed on property.

#### Other Personal Property

- Sheds, decks, and patios are allowed on your site with approval from The Crow's Nest prior to installation. **Installation without approval will result in a \$250 fine and will require personal property to be corrected to meet the Crow's Nest guidelines.**
- Any additions, changes and/or alterations in decking, sheds, patios, etc.... must be pre-approved.
- One shed permitted per site at a size no bigger than 80sq ft and no higher than 10ft high off of ground elevation. Sheds may not be used for sleeping quarters.



- Decks, sheds, patios, etc. remain the property of the seasonal guest and may be sold or removed when the agreement is terminated.
- The Crow's Nest is required to provide the county assessor with the names and addresses of seasonal residents. All trailers must have current licenses tabs and clearly displayed before the season closing date of October 15<sup>th</sup>.

#### **5. LANDSCAPING/SITE MAINTENANCE**

- All sites are mowed weekly. Sites with any obstruction such as yard ornaments, flowers, pet droppings, dog leash, etc. will not be mowed.
- All sites need to remain clean and tidy. Please be courteous of your landscaping, lawn ornaments, and flowers.
- Never dump ash in the dumpster. Ash can be disposed of in "ash" dumpster located alongside the pole shed. When dumping ash please make sure it is cool prior to dumping.
- Picnic tables are provided and maintained by The Crow's Nest. If you do not want a picnic table at your site, please let us know and we will not place one.
- Campfires are only permitted in provided rings.

#### **6. UTILITIES**

- Seasonal guests are responsible for paying for electricity use. The Crow's Nest charges a flat rate per kilowatt-hour for power consumption.
- Meters will be read and billed on July 15<sup>th</sup> and October 15<sup>th</sup> each season.
- Credit/Debit card payments are subject to a 4.00% processing fee.
- Electricity not paid within 30 days will automatically be charged a \$50 late fee and meters will be locked until the bill is paid.

#### **7. VISITOR/GUEST**

- All guests must have a parking pass and park in the overflow dirt parking lot.
- Camping charges are based on a four person and one sleeping unit. Extra guests who use our facility will be charged \$5 per person per day over the age of twelve. An extra sleeping unit on your site will be charged the daily rate of \$50. This is an honesty policy so please pay in the convenience store if you have extra guests. Fee must be paid *prior* to admittance.

#### **8. TRASH/FISH CLEANING STATION**

- All garbage must be dumped in the dumpsters. Cardboard must be broken down and put in cardboard dumpster.
- No sizable items such as mattresses, grills, etc. are allowed without prior permission from a resort owner. The extra charge must be paid in advance for these items.
- All cardboard needs to be broke down and put in the cardboard dumpster.
- Leaving not approved items, as described above, without prior approval and arrangements incur the fee for disposal of the item being left plus \$25.
- Please clean fish only in the fish cleaning shack. Clean up all your scraps and rinse down counters when done.



## 9. BEACH/PLAYGROUND

- The beach area is for swimming only. There is no lifeguard on duty, swim at your own risk.
- An adult must supervise children.
- The playgrounds are to be used at your own risk. Adult supervision is expected while children are playing on both playgrounds.

## 10. PETS

- All pets must always be leashed.
- Barking dogs will not be allowed and any unruly dogs will be asked to be removed from the park immediately.
- No leash longer than 10ft is allowed.
- Please keep pet droppings cleaned up.
- Pets are not allowed on the beach at any time.
- The Crow's Nest Resort must have a copy of all up-to-date vaccines on your pet.

## 11. VOLUNTARY AND UNVOLUNTARY SITE AGREEMENT TERMINATION

- **SITE AGREEMENTS MUST BE SIGNED AT THE BEGIIING OF EVERY SEASON ON OR BEFORE THE START OF EACH SEASON.**

### Voluntary

- Voluntarily terminating your agreement at any time during the season results in forfeiting any "unused" seasonal fees paid.
- Upon decision to leave of the resort, seasonal campers have voluntarily terminated this agreement and addendum and has no financial claim forthwith.
- Sites not left in rentable condition or with items left behind such as trash, personal items, appliances, decks, sheds, etc. will result in a fee for disposal of the items being left plus \$250.
- Electric meters will be read on the day of departure and billed accordingly.

### Unvoluntary

- Failure to comply with rules and policies is a breach of this agreement and will result in termination of the seasonal camper's agreement without refund regardless of when the breach occurs.
- In occurrence of termination the seasonal camper must vacate the property and all personal property by date given.
- Sites not left in rentable condition or with items left behind such as trash, personal items, appliances, decks, sheds, etc. will result in a fee for disposal of the items being left plus \$250.
- Electric meters will be read on the day of departure and billed accordingly.



The Crow's Nest Resort, located at 2743 HWY 65, Mora, MN 55051, agrees to make the agreed upon seasonal site available for use by seasonal camper during the 2025 camping season, subject to the terms and conditions of this agreement and to pay the amount indicated below for use of this seasonal site.

I have read The Crow's Nest Resort Rules and Seasonal Operating Policies and understand that failure to abide by these rules and policies is grounds for termination of this agreement. I understand that all payments made are not refundable at any time for any reason.

Seasonal Rate: \_\_\_\_\_ Seasonal Site: \_\_\_\_\_

Dock Slip Rate: \_\_\_\_\_ Dock # \_\_\_\_\_

Name(s): \_\_\_\_\_

Phone #: \_\_\_\_\_

Vehicle #1: \_\_\_\_\_ Color: \_\_\_\_\_

Vehicle #2: \_\_\_\_\_ Color: \_\_\_\_\_

\*Boat Description (make & color) \_\_\_\_\_ Registration # \_\_\_\_\_

Seasonal Guest(s)

\_\_\_\_\_ (Signature) \_\_\_\_\_ (Printed Name)

\_\_\_\_\_ (Signature) \_\_\_\_\_ (Printed Name)

DATE: \_\_\_\_\_

“You may mail back signed agreement to The Crow's Nest Resort PO Box 135 Mora, MN 55051 or drop off in convenience store prior to the start of the 2025 season” **AGREEMENTS MUST BE SIGNED PRIOR TO EACH SEASON**