

LOT RENTAL AGREEMENT

THIS AGREEMENT is made and entered into between **Hermansdale Farm**, 5475 Hwy 281, Brinsmade, N. D. 58351,

Home Phone 701-466-2396, Cell 701-740-7500, Fax 701-466-2640, E-Mail reh@gondtc.com

TENANT NAME _____ E-MAIL _____

ADDRESS _____ CITY _____

PHONE _____ CELL _____ DATE _____

Hermansdale Farm agrees to rent the following property in West Bay Heights,

Lot Description _____

The rental agreement is subject to the following terms and conditions:

1. Yearly lot rent is \$ _____ due as follows. Deposit of \$200 due Sept 1, of each year if lot is to be reserved for the following year. Remainder of the rent is due April 1 of each year. Leases signed after April 1 are due in full at signing.

2. Tenant understands and acknowledges there are Regulations in West Bay Heights. Tenant further acknowledges receipt (reverse side of this agreement) of a copy of those Regulations. Tenant agrees to abide and comply with the terms and provisions set forth in the Regulations.

3. In the event Tenant fails to comply with the Regulations of West Bay Heights, at the option of Landlord, this rental agreement may be cancelled.

4. The term of this rental agreement will be from _____ 20____ thru _____ 20____ . This agreement will automatically renew if neither party notifies the other of the intention to terminate this agreement prior to September 1 of last season of this agreement.

5. At the end of the rental term the Tenant will vacate said property and remove any and all items on the property that belong to Tenant.

6. Additional Agreements:

HERMANSDALE FARM, by Reginal Herman, owner

Landlord: _____ **Tenant:** _____

PAYMENT NOTES - DATE AND AMOUNT

REGULATIONS OF
WEST BAY HEIGHTS

The following regulations do affect and apply to West Bay Heights.

1. Renters will be responsible to pay for their own electricity, which payment will be due within thirty (30) days from receipt of electrical bill.
2. In order to provide a safe area for children and others, no motor vehicles will be allowed on the beach areas, nor will there be any parking along either side of the main road. Parking will be in designated areas only.
3. One deck and one metal camp fire ring are permitted per lot. Lawn sheds must be approved by management. Size maximum is 10 x 16 feet and must be 5 feet from any other structure.
4. Pets are allowed, if kept leashed, and are not a threat or nuisance to others.
5. All-terrain vehicles are not allowed, unless approved by management. If all-terrain vehicles are allowed by management, they will be used by adults for transportation only, and not for recreation.
6. Yard maintenance is the responsibility of the renter. Please keep your lot mowed and neat in appearance. No refrigerators or freezers will be allowed outside
7. Only one RV and one boat and trailer will be permitted on a lot at any time.
8. Water is provided, but is not to be used to water lawns.
9. No cutting or removal of trees is permitted without permission. Renters may plant trees, the location and type of which must be approved by management.
10. Garbage dumpsters are provided, renters will be responsible to remove their garbage in a timely manner.
11. If you intend to rent your lot for the following year, you may leave your RV parked over winter at no additional cost.
12. Glass bottles are not allowed in any common areas or on the road.
13. There is no alcohol allowed in any common areas.
14. State Health Department requires that firewood must be stored 1 foot off the ground.
15. Tents can be set up for a charge of \$20.00 per weekend maximum of two. Site manager must know in advance and fee must be paid in advance.