

Pine Cove Inc.  
2025-2026  
Campsite Agreement

Pine Cove Inc. does hereby permit to the invoiced camper a campsite located at Pine Cove Resort W5151-38<sup>th</sup> St. New Lisbon, WI. 53950 for the period of one year beginning April 1, 2025 expiring March 31, 2026, subject to the "camp rules" as well as the rules and regulations of the Wisconsin campground license and the following terms and conditions:

(The term "management" refers to Aaron & Tia Cuyler.(608-562-5663) cuyler.ventures@gmail.com)

1. Site is permitted to the invoiced camper only and its use is limited to camper's immediate family. Only one party per agreement is allowed, no site sharing. One unit per site. Site or camping unit may not be loaned out or sublet to anyone. Additional units such as tents, campers, fifth wheels, motor homes, or any other variations thereof may not be used or parked on your site or anywhere else on the Pine Cove property.
2. Annual cash rent is \$4900.00 + Wis state sales tax. Full payment is due on or before April 1, 2025. Rent may not be prorated. Finance charge of 1-1/2% per month will be added to all past due accounts. Failure to pay in full may result in termination of this agreement and removal.
3. Camper is required to pay for the electricity used by the site as metered and billed by either Pine Cove Inc. or Oakdale Electric Cooperative. Pine Cove Inc. assumes no liability for damages as a result of interruption of power.
4. Lot taxes are now invoiced directly to Pine Cove Inc. Any taxes assessed on the lot number of the camper are the responsibility of the camper and will be billed with the yearly invoice and due by April 1<sup>st</sup> with yearly payment.
5. **TO SELL YOUR TRAILER**  
You must contact and meet with management to go over the current requirements and obtain approval to sell your trailer on Pine Cove property **BEFORE** posting any for sale signs. **No trailer that is larger than 400 square feet can be sold on Pine Cove property.**
6. **TO REPLACE YOUR TRAILER** Contact management first to obtain current regulations regarding year, size, location & setbacks. No trailer can be larger than 400 square feet.
7. Construction and remodeling of any kind is subject to prior approval by the management. This includes piers, lifts, porches, decks, patios, steps, sheds, siding, skirting, windows, etc. and any additions to the aforementioned. A detailed diagram of the proposed project must be submitted and approved before any construction may start.
8. Camper will park their camping unit as directed by management. Site may be changed at the discretion of management.
9. Camper shall be liable for any loss, damage or injury of any kind to persons or property involved in the use of the campsite. Camper shall be responsible for providing insurance coverage for their camping unit, boat and any other personal property and it's use.
10. Swimming and boating activities are done at the risk of the individuals involved. Pine Cove Inc. or management does not provide a lifeguard or any boating supervision and urges all persons to use extreme caution in and around the water.
11. This agreement may be terminated by Pine Cove Inc. if the camper or any of their family or guests have violated any of the "Camp Rules" or terms of this agreement. Late payment or non-payment of the invoice, electric charges or fees may also be cause for termination. Upon such termination, camper will be given seven (7) days to remove the camping unit, all personal property and vacate the site, after which time a \$25.00 per day fee will be charged until the site is completely vacated. The full amount of the invoice payment will be forfeited by camper in the event of termination.
12. This agreement is not transferable or assignable to anyone including family members and will be terminated at the death of the camper.
13. I, the undersigned camper, acknowledge receiving a copy of the "Camp Rules" along with this agreement and agree to abide by said rules and all provisions of this agreement.

Date \_\_\_\_\_

\_\_\_\_\_  
Signature

Lot # \_\_\_\_\_

Amount enclosed: \_\_\_\_\_

\_\_\_\_\_

Email: \_\_\_\_\_

Printed name

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

**Return this copy with your payment**