



# THREE RIVERS RV PARK ANNUAL LEASE AGREEMENT Revised 07/2025

## LEASE AGREEMENT:

This "Lease Agreement" made on (Date) \_\_\_\_\_, between **Three Rivers RV Park** and (Name) \_\_\_\_\_, (Address) \_\_\_\_\_, (Phone #) \_\_\_\_\_, (Email) \_\_\_\_\_, leases RV Site # \_\_\_\_\_ to the "Guest" detailed above to park a **single RV**. The RV is \_\_\_\_\_ AMPS, \_\_\_\_\_ ft., (make) \_\_\_\_\_, (model) \_\_\_\_\_. The lease begins on **September 1**, extending until the end of day **August 31**.

## PAYMENT:

The "Lease Price" is **\$1500** and shall be paid in full by **September 1st**. **There will be a \$4 late fee for each day if the payment is not received by the due date.** The electricity rate is at the current (**Concordia Electric Rate**) and will be billed to the guest **bi-annually** and due within 30 days as posted on each bill. **There will be a 3% per day late fee if not received by the due date.** New site guest shall pay **\$50 electrical deposit** with the initial annual lease agreement. It will be refunded at the end of the annual lease if the site guest does not renew the lease (unless required to pay delinquent electric bill). Acceptable means of payment are Cash/Check/Venmo/PayPal (Mail to: **Jason Rabalais, 772 Highway 1184, Cottonport, La 71327**) **Failure to pay the "Lease Price" and the "Electrical Bill" as detailed above will result in the cancelation of the "Lease Agreement" and removal of "RV" from the property.**

## POLICIES:

The following policies are strictly enforced at Three Rivers RV Park. If ANY of the following policies are broken the "Lease Agreement" is subject to termination. If terminated and notification is given to the "guest", the above detailed "RV" and belongings shall be removed from the property within 14 days.

1. **No structures or RV covers shall be erected** on the premises unless the "SITE RV COVER RULES" form has been signed / approved by the Owner.
2. Tarps may be used to temporarily cover RV leaks for a period of 6 months from date installed then shall be removed.
3. Political signs / flags are prohibited. Flags are encouraged, but shall not have vulgar language.
4. Causing property damage on the premises is prohibited. Do not cut or damage ANY tree, shrub or part of any tree or shrub.
5. Discharging firearms anywhere other than at the designated Firearm Site-in Range is prohibited.
6. Driving on the premises while intoxicated or in a manner that may endanger other guests.

## GENERAL RULES:

**We at THREE RIVERS RV PARK ask that all guests and or visitors abide by the following rules to ensure that everyone has a safe, pleasant, and enjoyable stay.**

1. Vehicles (2 per site) are only allowed in the designated graveled area at each site. Others shall use the overflow parking areas.
2. **NO** parking or driving in unauthorized areas or non-graveled areas. Trailers shall be placed on gravel parking area when "guest" is not at the site for more than consecutive 5 days (grass cannot be maintained if trailers are left on grass for extended periods of time). If "guest" would like trailer / additional parking space, the Owner will apply a gravel pad at the cost of \$350 per 300 sq. ft.
3. Speed Limit in park is 10 MPH.
4. **FIRES:** Fires are only allowed at the RV site. Each fire must be extinguished before guests/visitors turn in for the night.
5. Fireworks, explosives of any kind, excessive noise, public intoxication, foul or offensive language, or public nudity are NOT permitted at any time. Individuals that fail to comply will be asked to leave the premises and will be unable to return.
6. We ask that the site is kept orderly (i.e.no trash on ground, etc.). No pallets to be used as decking / walkways.
7. Trash may be placed in the trash receptacles at the junction of 910 and Shaw Lane.
8. Quiet time in the park is from 10:00 pm to 7:00 am.
9. **PETS:** ANY pet will be required to be on a leash or contained to your assigned camp site at ALL times and the "Guest" is responsible for cleaning up after their pets and disposing of waste.
10. The ponds are catch and release (only non-motorized watercraft allowed). "Guest" are not allowed to hunt in the ponds.

**LIABILITY STATEMENT: THREE RIVERS RV PARK is at the user's own risk. RV Park guests are responsible for themselves as well as their visitors. THREE RIVERS RV PARK assumes no responsibility and/or liability for the safety and security of RV, campers, visitors and or their belongings. THREE RIVERS RV PARK is in no way responsible for loss or damage to RV, vehicles or campers and or guests' property due to theft, vandalism, fire, any casualty, or act of God. Registered guests and all other users of this property expressly assume all risk of such loss or damage and must carry their own insurance.**

I, \_\_\_\_\_ agree to adhere to the above policies, rules, and Liability Statement of Three Rivers RV Park.  
 Witnessed by \_\_\_\_\_ (Management / Owner)

# Payment Methods

Cash

Check or Money Order

(Mail checks to: 772 Highway 1184 Cottonport, La 71327)

PAYPAL-

Jason Rabalais rabalaisj@gmail.com



VENMO -

Jason Rabalais @ThreeRiversRVpark



CASH APP -

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