

# Glen Echo Resort

## 2025-2026 AGREEMENT FOR THE ANNUAL USE OF RV SITE

Glen Echo Investments dba Glen Echo Resort (hereinafter "Resort") hereby leases to

Principle Camper \_\_\_\_\_ Additional Camper \_\_\_\_\_  
Primary Address \_\_\_\_\_ Primary Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email: \_\_\_\_\_ Email: \_\_\_\_\_  
Emergency Contact: \_\_\_\_\_ Emergency Contact: \_\_\_\_\_  
Relationship: \_\_\_\_\_ Phone: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone: \_\_\_\_\_

**Children:** Children over 18 must be attending school full-time to qualify as a dependent

\_\_\_\_\_ Year born: \_\_\_\_\_  
\_\_\_\_\_ Year born: \_\_\_\_\_  
\_\_\_\_\_ Year born: \_\_\_\_\_  
\_\_\_\_\_ Year born: \_\_\_\_\_

Pet Name: \_\_\_\_\_ Breed: \_\_\_\_\_ Current Rabies Vaccination Y / N  
Pet Name: \_\_\_\_\_ Breed: \_\_\_\_\_ Current Rabies Vaccination Y / N

Children over 18 must be attending school full time to qualify as a dependent

RV Make & Model: \_\_\_\_\_ Year: \_\_\_\_\_ Insurance Co: \_\_\_\_\_ Exp Date: \_\_\_\_\_  
Lic Plate #: \_\_\_\_\_ Length: \_\_\_\_\_  
Golf Cart Make & Model: \_\_\_\_\_ Year: \_\_\_\_\_ Insurance Co: \_\_\_\_\_ Exp Date: \_\_\_\_\_

Send Camper & Golf Cart certificate of insurance each year at the start of the season

as Campers (hereinafter "Camper"), that certain Recreational Vehicle Site (hereinafter the "Site") described more fully as **Site No.** \_\_\_\_\_, of Glen Echo Resort, located in Larimer County, State of Colorado: 31503 Poudre Canyon Rd, Bellvue, CO 80512. Maximum RV length for this spot: \_\_\_\_\_ft. Yearly Fee: \_\_\_\_\_

### Payments:

Make checks payable to **Glen Echo Investments LLC**.  
Any payments made by credit or debit card will be charged a 3.5% processing fee.  
NSF or Returned Checks will have a \$75 fee.

1. Resort and Camper in exchange for mutual covenants and other good and valuable consideration do hereby that this Agreement is subject to the following terms and conditions:
2. **Term and Termination.** The initial term of this Agreement is for a period of One (1) Year from May 1, 2025 and shall terminate on the 30th day of April, 2026, regardless of the date of application or when the RV is brought into the resort. If the Campers decides to move out of the Site before this one-year

term, there will be **no refunds**. At the end of the initial term, Camper shall renew this Agreement with Resort. Renewal by Resort is not guaranteed. Camper must provide notice with deposit of such request to renew to Resort at least 90 days prior to the expiration of the initial term (Feb 15). If the Camper does not renew this contract, Camper must vacate the premises no later than April 30, 2025. A party desiring to terminate this Agreement for the failure of the other party to comply with the terms of this Agreement shall provide 7 days' notice of such non-compliance to the other party. If the non-compliance is not cured within that 7-day period, then the Agreement shall be deemed to be terminated. In that event, no refund of any rent or deposits shall be refunded.

3. **Rent.** Campers shall pay to Resort the total amount due for the lease and use of the above-described site. Such rent shall become due and payable by March 15, 2025. Current campers are required to put a \$1,000 non-refundable down payment by January 15 to hold said site in the resort.
4. **Late Charges.** If any rental amount recited in the above number 3 of this Agreement is not paid by March 15, 2025 camper shall pay unto Resort an additional 10% per month on balance due as a late charge. Late fees are enforced, and any unpaid fees will not be waived. If said rent is not paid in full by April 30, 2025, RV will be towed from the Resort at owner's expense.
5. **Utilities.** Resort agrees to provide such usual and customary utility hookups for electricity, gas (propane) as are currently made available to campers of the Resort. Camper agrees to be responsible for and to pay for any service charges, monthly usage charges and other costs incurred for the connection and use of the utilities provided. Readings will be taken for electrical usage and billed quarterly. Propane sold separately. Glen Echo Resort is responsible for power to the site pedestal, any power ran from the pedestal is the camper's responsibility.
6. **Returned Payment Fees.** Any payment returned for nonpayment will be assessed a \$75 fee.
7. **Maintenance and Repairs.** All everyday garbage/trash must be taken to the appropriate trash collection areas for removal. Camper responsible for removing any snow or ice from their RV, stairs and walkways on leased site. Camper is also responsible for all repairs on leased site, except for Utility repairs which should be reported as soon as there is a problem. The site should not have grass, weeds out of control. There will be a fee charged for cleanup if the site is left unattended  
**Side Work.** No Camper's personal side work will be performed without prior consent by the owners of Glen Echo Resort. All requests will have a determination if it is something that Glen Echo will offer for their employees to do or if it is something the employee will have the option to do off the clock. Glen Echo shall be held harmless if any work is performed by a Glen Echo employee while off the clock.  
**Use of Premises.** Camper agrees to use the Site for residential purposes only and not to permit the use of the Site for any illegal purposes. The site is not to be used as a permanent residence. It is not to be occupied full time. Camper further agrees not to use or to permit use of the Site in a manner which causes violation of any health code or ordinance or which creates a public or private nuisance. Camper will be responsible for any fine and/or violations that are imposed on the Resort due to the Campers negligence. Cannabis: There is no growing, selling, distributing or any illegal use of marijuana allowed on the property. Anyone caught growing, selling, or distributing marijuana on the Glen Echo property will be asked to vacate immediately.  
**Improvements.** Changes or improvements to the site need prior written approval by Resort. In most cases, **there are not to be any changes to the premises.** "Change Request Forms" are available at the front counter of the store if you wish to request a change to the site. Any approved installed improvement to any spot is done at the Campers risk. Any work necessary for the park that is required around or underground on the lot will be done without consideration of the improvements and said camper will be responsible for replacing said improvements at the campers discretion.  
**Assignment.** Camper shall not have the right to transfer, assign or to sublet any right or interest created by this Agreement. The sale of your personal RV voids the lease, and the RV must be removed from Glen Echo premises. "For Sale" signs shall not be posted. There are no refunds for vacating early.

8. **Access and Parking.** Resort shall always provide Camper with access to the above-described site, except for such reasonable and necessary restrictions as may be applicable to preserve the general health and security of campers of the Resort. Camper has access to one parking spot. Camper will be issued 2 parking tags which shall be always displayed in vehicle windshield while on the Resort property. Any extra cars or guests will need to park in the lot out front. Camper may not store any additional vehicle, recreational vehicle, commercial vehicle, watercraft, or storage trailer on premises without Resort's written permission. ***Electric vehicles are not allowed to park anywhere on the Glen Echo property with out approval. Electric vehicle owners will be issued a pass for access to Glen Echo electricity.***
9. **Motorized Vehicles.** No one under the age of 16 is to be operating a motorized vehicle on the Resort premises. This includes but is not limited to cars, motorcycles, four wheelers, golf carts, etc.
10. **Off Highway Vehicles.** Off Highway Vehicles are not permitted for recreational use on the resort property. All extra trailers will need to be parked outside of the Glen Echo Resort.
11. **Violations.** Camper shall abide by all Federal, State, and local laws. The Camper agrees not to use the leased premises for any unlawful purpose including but not limited to the sale, use or possession of legal or illegal drugs on or around the leased premises. Absolutely no hazardous materials are permitted to be in or around the Leased premises at any time. Camper shall notify the Resort of any illegal activity that is witnessed in or around the premise. Camper will be held responsible for any fine and/or violations that are imposed on the Resort due to the Campers negligence.
12. **Indemnity and Insurance.** Resort and Camper shall indemnify and save harmless each and the other for any claims, losses, and actions of all kinds for any violation(s) of the terms and conditions of this Agreement. It is highly recommended that you carry your own insurance on your RV.
13. **Liability.** Resort and Camper shall be liable to each other only for those negligent or intentional acts which are caused by and which cause damage to either of the parties hereto.
14. **Vacating.** When vacating the premises, you must take all personal items such decks, steps, lawn ornaments, fencing, storage sheds, etc. to town with you. Do not leave them at the site, in the dumpsters, by the trash truck or anywhere else on the Resort property. A trash hauling fee of \$200 will be assessed if this debris is left behind.
15. **Pets.** Please read, sign, and return the Pet Addendum whether or not you have pets.
16. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado.
17. **Resort** reserves the right to inspect the leased premises at any time.
18. **Resort Rules and Regulations** All campers must also observe all the Glen Echo Resort Rules and Regulations. (See Rules and Regulations Sheet or on the website at [GlenEchoResort.com](http://GlenEchoResort.com))
19. **Entirety** This Agreement contains all the terms and conditions made between the parties hereto for the lease of the above-described Site and may be modified only by a subsequent written agreement signed by both parties. If the Camper violates any part of the Agreement or Addendums, the Camper is then in default of the Lease. In the event of default, the Resort may initiate legal proceedings in accordance with the local and state regulations to evict or have the Camper removed from the Leased premises as well as seek judgment against the Camper for any monies owed to the Resort because of the Campers default.
20. **IRRECONCILABLE DIFFERENCES WITH CAMPGROUND** Admission and use of the site is at the sole discretion of the Campground. The Campground may determine for any reason in its sole discretion, that it is necessary for the Camper to leave the premises prior to the scheduled end of this

Agreement term. In such an event, the Campground will direct Camper to leave the RV unit and the campground. The Camper will be given one (1) day to cease to occupy the RV unit and the campground and five (5) days to remove the RV Unit from the campground. In the event of a disturbance of the peace and order by the Campground, the Campground reserves the right to require the Camper to leave immediately.

The Campground hereby reserves the right to refuse admittance to any and all persons and reserves the right to remove any and all persons from the park for any violation of the rules and regulations. Registering for a campsite entitles the registered Campers and guests to the use of the campground's facilities with the understanding that Camper, Camper's family and guests obey all rules and regulations established by the Campground. Any photography or video taken with the campground may be used for promotional purposes. We reserve the right to change or add rules, ad hoc, at any time without notice that the Campground deems necessary for the safe operation of the campground and the overall enjoyment of all campground patrons.

**21. FORCE MAJEURE** Campground shall not be held responsible for any non-performance or loss of use by Camper that results in whole or in part from or made impossible or impracticable by any cause beyond the control of Campground, including but not limited to fire, explosion, accident, breakdown, strike, adverse weather conditions, shortage or lack of material, fuel, power, transportation media, embargo or any act of God or action or request of any governmental authority, pandemic, government mandated shut-down, failure or refusal of any contractor, any contingency or delay or failure or cause beyond Campground's control.

**22. ACKNOWLEDGEMENT AND RELEASE** Camper hereby acknowledges the campground and cabin areas are natural habitats with many obvious hidden dangers, including but not limited to falling limbs, poison ivy, sun exposure, and animals, both natural and domestic. Despite these dangers, Camper hereby accepts all risks. Further, Camper hereby releases the Campground and its shareholders, management and heirs for any present or future claims, **INCLUDING A CLAIM FOR NEGLIGENCE**, for property damage, personal injury or death arising from Camper's participation in all camping activities. If Camper's site becomes unusable due to naturally occurring events the Campground will offer a lot of equal value, if available, but no refund will be issued.

Signature Principal Camper By: \_\_\_\_\_ Date: \_\_\_\_\_

Signature Spouse/Partner/Additional camper By: \_\_\_\_\_ Date: \_\_\_\_\_

Amount: \_\_\_\_\_ Method Check #/Cash : \_\_\_\_\_ Date: \_\_\_\_\_

(Make Checks Payable to Glen Echo Investments LLC. Deposit not refundable)

Glen Echo Investments LLC Signature by: \_\_\_\_\_ Date: \_\_\_\_\_

**DOWN PAYMENT MUST ACCOMPANY THIS AGREEMENT. Mail to: Glen Echo Investments LLC 31503 Poudre Canyon Rd. Bellvue, CO 80512**

Renewal after this season by the campground is not guarantee