

# Membership Camping Contract for Meadow Lakes Campground- 2026

---

This Membership Camping Contract (“Agreement”), made and entered into on \_\_\_\_\_, 2026, by and between Eternity Investment, LLC (“Owner”), whose address, for the purpose of this lease, is 640 S 50<sup>th</sup> St. Unit 2202, West Des Moines, IA 50265, and \_\_\_\_\_ (“Member”), whose address for the purpose of this lease is \_\_\_\_\_. Owner and Member are each a “Party” and together, the “Parties.”

## 1. Membership:

- 1.1 Owner allows the Member to lease [Campground Number] (the “Premises”) in the Meadow Lakes Campground located at 1617 Old Muscatine Rd, Tipton, IA 52772 (the “Campground”) for the 2026 camping season.
- 1.2 The 2026 camping season shall commence on April 15, 2026, and end on October 15, 2026. There shall be no dry camping/overnight stays after October 15, 2026.
- 1.3 Owner encourages potlucks, social gatherings, shared campfires with friends and family, fishing, and full use of all recreational facilities.
- 1.4 Membership shall not be transferable without the approval of Toribio Flores. If the camper/trailer is sold, the new owner must be approved by Toribio Flores. If the new owner is not approved, the camper/trailer must be removed from the Premises.

## 2. Management:

- 2.1 The Campground is under the management of Toribio Flores and Nereida Flores. Nereida Flores oversees membership and fees.
- 2.2 On-site managers are Lupe Flores and Sandra Flores. Sandra Flores (the “Manager”) handles the daily operational management. Sandra Flores is the primary contact.
- 2.3 Member can call or email Nereida Flores at (515) 553-2788 or nflores@ezrent.homes and Toribio Flores with an unresolved issue or problem, only after discussing the issue with Sandra Flores first. Sandra’s cell phone number is: (515) 850-9298.
- 2.4 If there is any change in management, Owner will promptly notify Member of such change and provided updated contact information.

### **3. Membership Fees:**

- 3.1** The cost for full seasonal membership shall be \$2,700 due on or before April 15, 2026. If payment is not received by April 15, 2026, the site may be reassigned to an existing or new member. Seasonal payments are non-refundable.
- 3.2** Overnight guests shall pay a fee of \$100.00 per guest per night.
- 3.3** Fees paid on or after May 1, 2026, shall include a late fee of \$200.00.
- 3.4** If Member desires to reserve a spot for the upcoming season, a winter deposit of \$300.00 shall be paid no later than October 31, 2026. Such deposit also allows for winter storage on the Premises but shall not be credited towards membership fees. Such deposit is nonrefundable.
- 3.5** Members utilizing the Premises seven days a week shall be charged extra \$30.00 per day to cover trash/utility costs.
- 3.6** All checks shall be made payable to "Eternity Investment, LLC." Payments shall not be made in cash.

### **4. Guests:**

- 4.1** Guests must be registered with Sandra Flores if guests will stay overnight.
- 4.2** Any guests staying in tents or fold down campers shall stay in the area designed by Manager.
- 4.3** All guests must obtain permission to fish from Manager. Members may make requests for guests.

### **5. Duties and Responsibilities**

- 5.1** Members and guests shall follow the Campground Rules set forth in Exhibit A, attached hereto and incorporated herein. The Campground Rules may be amended from time to time by providing at least two weeks' notice.
- 5.2** Members or guests who do not follow the Campground Rules may be asked to leave the Campground without receiving a refund.
- 5.3** The recreation hall (along with restrooms) can be reserved for meetings. Please check with Sandra for availability. Children under the age of 14 cannot be in recreation hall without parental supervision.

- 5.4 Changes or modifications to the exterior of trailers/campers located on the Premises must receive prior written approval from Manager.
- 5.5 No new storage sheds shall be constructed on the Premises.
- 5.6 Members may only enter the timber located on the Campground after executing the Hold Harmless Agreement, attached thereto as Exhibit B and incorporated herein. Members enter the timber at their own risk. Golf Carts or UTVs may be used in the trails only after winter branches are removed. Carts may not go on crop land. Members should contact Manager for trail availability.
- 5.7 Members are responsible for mowing and maintaining the Premises. **If grass gets over 6", Owner will mow the Premises and Member will be charged \$50.00.**
- 5.8 Members shall not promote divisiveness. Any Member found to be promoting divisiveness, as determined by Owner at Owner's sole discretion, shall be removed from the Premises with no refunds.

## 6. Miscellaneous

- 6.1 Each Party shall be liable to the other for all damage to the property of the other negligently, recklessly or intentionally caused by that party (or their agents, employees or invitees).
- 6.2 Nothing herein will be construed as creating any partnership, joint venture or similar association between the Parties relative to the subject matter hereof.
- 6.3 This Agreement represents the Parties' entire agreement and replaces any related prior understandings, in each case, with respect to the subject matter hereof. All amendments to this Agreement must be in writing and signed by the Parties.
- 6.4 No failure or delay by a Party in exercising any right hereunder will operate as a waiver thereof. No waiver is effective unless in writing and signed by the waiving Party, with any such waiver inoperative as a waiver of any subsequent breach.
- 6.5 If any term or provision of this Agreement is to any extent invalid or unenforceable, the remainder of this Agreement will not be affected thereby and the remaining terms and provisions are valid and enforceable to the fullest extent provided hereunder, as permitted by applicable law.
- 6.6 Section and exhibit references are to this Agreement unless otherwise specified and section headings are inserted only as a matter of convenience and in no way define, limit or describe the scope of this Agreement, or the intent of any provision hereof.

- 6.7** Words and phrases herein, including acknowledgment hereof, will be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.
- 6.8** This Agreement will be construed and governed in accordance with the laws of the State of Iowa.
- 6.9** This Agreement may be executed in separate counterparts. Facsimile and PDF signatures shall be treated as originals.

***[Signature Page Follows]***

I agree that I will abide, and advise my guests to abide, by the above guidelines:

Print name \_\_\_\_\_ Signature \_\_\_\_\_

Campsite # \_\_\_\_\_

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

Website is: [www.meadowlakeia.com](http://www.meadowlakeia.com)

Facebook address is: [www.facebook.com/pages/Kochs-Meadow-Lake-Campground/159360517461271?sk=wall](https://www.facebook.com/pages/Kochs-Meadow-Lake-Campground/159360517461271?sk=wall)

## Exhibit A Campground Rules

### Fishing Rules:

- Fishing is restricted to Meadow Lake only. No fishing is allowed in the other farm pond. Trespassing on farmland is forbidden.
- Hours: Sunrise to sunset. No night fishing or fishing if the grass around the lake is wet.
- Bait: No minnows, leaches, crawdads, or plastic worms with treble hooks.
- Limits:
  - Unlimited crappies or bluegills. Do not return either.
  - Two catfish per day per site. Please return catfish and bass to the pond that you do not intend to eat.
- Cleaning: Fish cleaning debris must be buried or deposited in the barrel next to the cleaning area. Please do not put in the dumpster.

### Boat Rules:

- No motorized boats are allowed.
- Private boats or canoes must be approved by Manager before launching.
- All private boats, canoe passengers and paddle boarders must have life jackets on.
- No lifeguard is on duty.

### Other Amenities

- ALL children must be accompanied/supervised by an adult in the swimming area at all times. No lifeguard on duty.
- No motorbikes allowed in the Campground at any time.
- Golf carts and UTVs must be approved, in advance, by Manager. Manager has sole discretion to require removal of cart from the campground.
  - Golf carts and UTVs shall not be driven by anyone under the age of 13.
- Firewood may be available to purchase. Confirm with Manager.
- Chainsaws are allowed at the Member's sole risk.
  - Member is aware the use of chain saws or other motorized tools are dangerous and if Member or Member's guests use a chainsaw or motorized tool, Member/Member's guests do so at their own risk and will not hold Owner responsible for related accidents should they occur. **Please initial \_\_\_\_.**
  - Additionally, Member shall indemnify, defend and hold harmless Owner, Owner's members, partners, lenders, officers, employees and agents (each, an "Owner Indemnified Party") from and against any and all losses, damages, claims, expenses and other liabilities, including reasonable attorneys' fees (collectively, "Damages"), to the extent such Damages are resulting from or arising out of Member or Member's guests uses of a chainsaw or motorized tool. This indemnification shall survive the termination of this Agreement. **Please initial \_\_\_\_.**

### Other Rules:

- **All quiet time is 10:00 p.m.-7:00 a.m.**
- No disturbances or noises that cause complaints are permitted. It shall be considered unreasonably loud if any sound emitting devices or the conduct of members, occupants, or guests result in any complaint from neighbors concerning noise.
- All electrical and water lines to each camper must be buried to avoid tripping and mowing hazards.
- Dogs must be always leashed and **please pick up after your pets.**
  - Manager may, at Manager's sole discretion, approve exceptions to leash rule and revoke the same.
- In case of severe weather, please seek shelter in the shower/restroom building. Keep in mind that the campground does not have an early warning alert system. It is up to Member to be aware of severe weather threats.
- No drugs or recreational marijuana allowed on the campground.
- No glass bottles allowed on the campground.
- The speed limit throughout the campground is 10MPH.
- No fireworks allowed on the campground.
- **Water will be shut off on October 15<sup>th</sup> each year.**

We sincerely want everyone at Meadow Lake Campground to have a great and safe camping experience, at as some campers refer to it as their "little bit of heaven."

