

Lone Pine Realty
Campsite Lease Program
2017-18

In response to continuing demand for private, affordably priced camping sites, Lone Pine Realty has developed a campsite lease program for Crystal Lakes lot owners who may not be able to make use of their property. The program is intended to enable owners to recover a portion of their ownership costs (association dues and property taxes) by making their lots available for long term leases. The program guidelines are as follows:

- Lots will be leased for a 1-year term beginning on June 1, 2017 to coincide with the Crystal Lakes Associations' fiscal year. Leases commencing on another date will be subject to special conditions.
- Rental rates for annual leases range from \$800-\$2,000 depending upon the availability of utilities and other amenities. Rental rates are subject to change.
- Rental payments are due and payable in full upon commencement of the lease, although alternative payment arrangements may be available in some cases.
- The written lease agreement will include an assignment of the property owner's Association membership benefits and privileges, with the exception of voting rights and ATV riding privileges.
 - Fishing privileges will extend to not more than two adult tenants and their dependent children under the age of 21.
 - Other Association amenities available to tenants include hiking trails, public restroom and shower facilities, trash disposal at a central location, potable water supply, trailer dump station, laundry facilities, and community center with wireless internet access.
- Tenants are subject to all protective covenants and rules and regulations of the Crystal Lakes Associations, Larimer County and the State of Colorado. Protective covenants and Association rules and regulations can be viewed on the Association website at www.crystal-lakes.org. **The lease agreement will include a provision requiring tenants to indemnify and hold the landlord harmless from liability, including any fines which might be assessed against the landlord for violation of Association rules and regulations by the tenant or the tenant's guests and invitees.** Violation of Association rules and regulations will also be grounds for immediate termination of the lease agreement without a refund of rent.
- Potential tenants should carefully review rules and regulations posted on the Crystal Lakes Association website at www.crystal-lakes.org. Important restrictions include the following:
 - **Campfire permits are required in Crystal Lakes, and campfires are permitted only in approved fire pits which have been constructed to meet Crystal Lakes guidelines.** If a leased property does not have an approved fire pit, the tenant will be responsible for any expenses incurred to construct a fire pit meeting Crystal Lakes standards, provided that approval has been first obtained from the landlord.
 - **Crystal Lakes regulations prohibit the operation of ATVs, except those owned by Crystal Lakes property owners, on any roads within the subdivision. Renters will not be permitted to ride their own ATVs within Crystal Lakes.**

- **Crystal Lakes covenants allow one trailer, motor home or tent to be kept on a property for residential use for not more than 5 months per calendar year.** Permits must be obtained from the Association office prior to placing a trailer or motor home on a lot for more than four days. Association rules allow a second trailer or motor home owned by a visiting guest to be placed on a lot for not more than four (4) days.
- **Fishing in Crystal Lakes is restricted to property owners, tenants under an annual lease, and registered guests who have paid applicable guest fees.** A daily bag limit of 3 fish per day applies in areas not otherwise designated as “catch and release”.
- The campsite lease agreement reserves the Landlord’s right to offer the property for sale and to enter the property for the purpose of showing it to prospective purchasers without prior notice to the tenant. If a leased property is sold, the lease agreement allows the landlord to terminate the lease upon 15 days’ written notice to the tenant. If the lease is terminated during the first five (5) months, rent will be deemed earned at the rate of 20% of the annual rental amount per month from the beginning of the lease to the date possession is surrendered, and any unearned rent will be refunded. No refund will be given if the lease is terminated after the first five months of the lease. Tenants will be required to surrender fishing badges upon termination of the lease and will be subject to a penalty of \$20/day for failing to surrender possession of the property or return fishing badges.
- The campsite lease agreement also reserves the Landlord’s right to enter the property for the purpose of spraying timber for mountain pine beetle, removing infested trees and performing other wildfire mitigation work as necessary.
- Copies of the standard lot lease agreement are available for review upon request.

For additional information and a list of available properties, please contact David Birks Lone Pine Realty Broker/Owner at 970-881-2500 or 970-420-3791 or email your inquiry to birks@lonopinerealty.com.