45 RANCH

RV SITE RENTAL AGREEMENT

4753 Lower Wetumpka Rd., Montgomery, AL 36110 | 903-707-5332 | 45boardingranch@gmail.com

IMPORTANT: This agreement covers an RV site only. Horse boarding, stalls, pasture, barn use, tack rooms, wash racks, riding areas, and other equine privileges are NOT included unless separately agreed in writing.

Legal operator / contracting party (if different from "45 Ranch"): _____

This RV Site Rental Agreement ("Agreement") is between the legal operator identified above, doing business as 45 Ranch ("Ranch"), and the undersigned renter(s) ("Renter"). The parties intend this Agreement to govern only the designated RV site and related approved common-area access. The legal classification of the occupancy, and any statutory rights that apply, are determined by Alabama law and the facts of the occupancy, not merely by labels used in this Agreement.

SITE OPTIONS AND MONTHLY RATES

Select	Monthly	Connections and wastewater access	Sites
☐	**$900**	50-amp electric, water and sewer at the site	2
☐	**$700**	50-amp electric and water; no sewer at the site; dump station available	1

Select one option. The designated site and selected monthly rate apply to this renter.

1 RENTER OCCUPANTS AND EMERGENCY CONTACT

Primary Renter: _____

Phone: _____

Email: _____

Permanent/Mailing Address: _____

Additional Adult Occupant: _____

Names/Ages of Minor Children Residing at Site: _____

Emergency Contact: _____

Emergency Phone: _____

Only persons listed in this Agreement may regularly occupy the RV. Additional residents require prior written approval and, when appropriate, an updated or replacement agreement. Renter is responsible for the conduct of all occupants and guests.

2 RV VEHICLE AND SITE INFORMATION

RV Year/Make: _____ **RV Model:** _____

RV Type: _____ **RV Length:** _____

RV Tag/State: _____ **RV VIN/Serial:** _____

Vehicle #1 / Tag: _____ **Vehicle #2 / Tag:** _____

Designated Site: _____ **Move-In Date:** _____

Electrical service: 50 amp. Site pad / description: _____

3 TERM OCCUPANCY AND USE

Term: ☐ Month-to-month ☐ Other written term: _____

Unless a different written term is selected above, the occupancy is month-to-month. The RV site may be used only for lawful residential/recreational occupancy by the approved occupants. The site may not be used as a storefront, repair shop, storage yard, event venue, short-term rental listing, or other business open to customers or the public without written approval. Ordinary remote work from inside the RV that does not create traffic, signage, noise, deliveries, or other impacts is permitted.

Renter receives use of the designated RV site and approved access routes/common areas only. No ownership interest, easement, or right to possess other Ranch property is created by this Agreement.

4 RENT DUE DATE LATE FEE AND PRORATION

Monthly RV Site Fee: ☐ $900 ☐ $700 (select the matching option on page 1)
First full month due: _____

Prorated/initial occupancy amount, if any: $_____ **Covers:** _____

Monthly rent is due on the 1st day of each month without demand. If full rent is not received by the end of the 5th day of the month, a $35 late fee may be assessed to the extent permitted by law. Returned or rejected payment fees may be charged only to the extent permitted by law and the actual payment processor/bank charge.

Accepted payment: cash (receipt provided), Cash App, PayPal, Apple Pay, or another method approved by Ranch. Venmo is not accepted unless Ranch later approves it in writing.

Taxes, lodging charges, or governmental assessments required by law may be added unless expressly included in the stated rate. Ranch may change the future monthly rate or included services only after the notice required by applicable law; no retroactive increase will be imposed for ordinary past utility use.

5 RESERVATION AND HOLDING FEE

Reservation/Holding Fee: $_____ **Date Paid:** _____

Site held through / scheduled move-in date: _____

Unless otherwise written below, the reservation/holding fee will be applied to the first amount due when Renter takes possession. If Renter cancels after Ranch accepts the reservation and removes the site from availability in reliance on it, the fee may be retained as an agreed reservation/cancellation charge to the extent permitted by law. If Ranch cannot provide the agreed site on the agreed move-in date, the fee will be refunded unless the parties agree in writing to another site or date.

The reservation/holding fee is not intended to be a residential security deposit unless expressly designated below as a security deposit.

Additional written reservation terms, if any: _____

6 SECURITY AND DAMAGE DEPOSIT

☐ No separate security deposit ☐ Security Deposit: $_____

If money is collected as a security deposit and Alabama residential landlord-tenant law applies, the deposit will be handled according to applicable law, including applicable limits, permitted deductions, itemization, refund timing, and forwarding-address requirements. A security deposit is not automatically applied as the last month's rent.

7 WHAT THE MONTHLY SITE FEE INCLUDES

Included with either option: one designated RV site, a 50-amp electrical connection, a water connection, and ordinary residential RV use of those utilities. The $900 monthly option also includes a sewer/septic connection at the site. The $700 monthly option has no sewer connection at the site and includes access to the designated dump station.

Not included unless checked or written here: ☐ Trash service ☐ Wi-Fi/Internet ☐ Cable Other: _____

Propane, cellular service, mail service, package acceptance, storage, laundry facilities, bathhouse facilities, horse/equine services, and other amenities are not included unless separately agreed in writing.

8 FLAT RATE UTILITIES AND EXCESSIVE USE

Because utility service may be shared with barn/Ranch operations and may not be individually metered, the monthly fee is a flat rate for ordinary residential RV utility use. Ranch will not attempt to retroactively estimate or allocate normal electric or water use to individual renters.

The flat rate does not authorize unusually high-load, wasteful, commercial, or non-RV utility use. Prior written approval is required for electric-vehicle charging; welding or shop equipment; cryptocurrency/mining equipment; hot tubs or pools; separate heated/cooled structures; large outside freezers or other continuous high-load appliances; commercial equipment; filling large tanks or pools; or any similar extraordinary use.

Renter must promptly report leaks, running toilets, electrical overheating, sewer backup, or other utility problems. Ranch may adjust the future monthly rate with the notice required by law if utility costs or the nature of use materially changes.

9 RV CONNECTIONS ELECTRICAL SAFETY AND FREEZE PROTECTION

Ranch is responsible for Ranch-owned utility infrastructure up to the designated site connection point, subject to applicable law. Renter is responsible for the condition, suitability, and safe operation of Renter's RV cord, adapters, surge protection, water hose, pressure regulator, sewer hose/fittings, RV plumbing, RV electrical system, propane system, appliances, leveling equipment, and other personal equipment.

- No alteration, rewiring, bypass, repair, relocation, or tampering with Ranch electrical, water, sewer, septic, gate, or other infrastructure without written authorization.
- No extension cords or adapters may be used in an unsafe manner or beyond their rated capacity.
- Renter is responsible for reasonable freeze protection of Renter-owned hoses, filters, regulators, and RV plumbing during cold weather.
- Any smoking, heat, burning odor, sparking, hot plug, leak, or unsafe connection must be disconnected when safe to do so and reported promptly.

10 SEWER AND SEPTIC RULES

For the $900 site, use the designated sewer/septic hookup. For the $700 site, Renter is responsible for emptying RV holding tanks at the designated dump station as needed and following Ranch instructions; there is no sewer hookup at that site. Use a secure RV sewer hose and proper sealed connection when discharging at an approved hookup or dump station. Only normal human waste, wastewater, and RV/septic-safe toilet paper may enter the system. Gray water and black water may never be discharged onto the ground.

- Do not flush wipes (including "flushable" wipes), paper towels, feminine products, diapers, grease/oil, kitty litter, rags, food solids, paint, solvents, fuel, motor oil, chemicals harmful to septic systems, or hazardous materials.
- Renter is responsible for actual and reasonable clearing/repair costs when a blockage or damage is shown to have been caused by Renter, occupants, guests, pets, or Renter's RV/equipment, beyond ordinary wear or Ranch-system failure.

11 SITE CONDITION CLEANLINESS AND OUTDOOR STORAGE

Renter shall keep the site and immediate surrounding area clean, sanitary, orderly, and free of accumulated trash, debris, pet waste, wastewater, leaks, hazards, and excessive/unsightly storage. Household trash must be bagged and disposed of only as directed by Ranch.

Outdoor chairs, rugs, decorations, hoses, toys, and similar items must be moved when reasonably requested for mowing, maintenance, emergency access, or utility work.

No indoor furniture, junk, scrap, discarded appliances, vehicle parts, or accumulation of broken equipment outdoors.

No clotheslines, sheds, decks, platforms, skirting, fences, carports, antennas/poles, ground anchors, landscaping, permanent steps, or other permanent/semi-permanent structures without written approval.

No digging, trenching, driving stakes/posts, or ground penetration without approval because underground utilities may be present.

12 RV CONDITION REGISTRATION AND INSURANCE

Renter represents that the RV is maintained in reasonably safe and sanitary condition, is roadworthy or lawfully transportable, and is properly registered if registration is required. Ranch may require proof of ownership/authorization, registration, and insurance before or during occupancy.

RV insurer: _____ **Policy #:** _____

Renter is strongly encouraged to maintain personal-property/renter's coverage in addition to required RV/vehicle coverage. Ranch is not an insurer of Renter's RV, vehicles, cash, valuables, pets, equipment, or other personal property.

13 GUESTS ADDITIONAL OCCUPANTS AND NO SUBLEASING

Renter is responsible for the conduct of family, guests, contractors, invitees, and other persons brought onto Ranch property. Guests must follow this Agreement and Ranch safety rules.

An overnight guest staying more than 7 consecutive nights or more than 14 total nights in any 30-day period must receive prior approval. A guest may not establish separate residency without being added to the Agreement.

Renter may not sublease, assign, transfer, list, or rent the RV/site to another person through Airbnb, VRBO, Hipcamp, Facebook, or any other platform, nor allow another RV, camper, tent, storage trailer, or person to take over the site, without prior written approval.

14 PETS

Approved Pet #1: _____ **Breed/Weight:** _____

Approved Pet #2: _____ **Breed/Weight:** _____

All pets must remain current on age- and species-appropriate vaccinations throughout their stay, including rabies where required by law. Renter must provide current vaccination records before bringing any pet onto the property and updated records upon request.

Additional pets require approval. Pets must be under reasonable control, may not roam onto neighboring property, threaten people or animals, chase livestock, create repeated nuisance barking, or interfere with Ranch operations. Dogs must be leashed or otherwise securely controlled when outside the immediate RV site unless Ranch specifically approves otherwise. Pet waste must be picked up promptly.

Pets may not enter barns, stalls, paddocks, pastures, tack/feed areas, or interact with horses/livestock without specific permission. Renter is responsible, to the extent provided by law, for damage or injury caused by Renter's pets.

15 VEHICLES PARKING AND REPAIRS

Only approved, operable vehicles may be kept on the property and must be parked in designated/approved areas. No long-term storage of inoperable vehicles, boats, utility trailers, equipment trailers, or additional RVs without written approval.

Minor emergency or routine vehicle maintenance is permitted only when clean, safe, and promptly completed. Major mechanical repair, dismantling, body work, fluid draining, or commercial automotive work is prohibited. Renter is responsible for cleanup and actual damage caused by oil, fuel, chemical, or other spills.

16 RANCH BARN HORSES AND RESTRICTED AREAS

45 Ranch is an operating rural/equine property. This RV Site Agreement does not include horse boarding or equine-facility access. Unless separately authorized in writing, RV residents and guests may not enter stalls, paddocks, pastures, tack/feed rooms, horse trailers, equipment/storage areas, or other restricted areas, or feed, pet, ride, lead, release, move, or otherwise handle any horse or livestock.

All entrance, livestock, and pasture gates must be closed and securely latched after use unless Ranch specifically directs otherwise. Gate codes/keys are for approved occupants only and may not be shared with unauthorized persons.

17 CHILDREN PONDS AND RURAL PROPERTY HAZARDS

Renter acknowledges that the property is rural and may contain uneven ground, mud, gravel, insects, snakes, wildlife, ponds, trees/limbs, livestock, fences, gates, farm equipment, moving vehicles, weather-related hazards, and other ordinary rural conditions. Children must be appropriately supervised, particularly near ponds, horses, roads, gates, equipment, and utility areas.

Ponds are not supervised swimming facilities and no lifeguard is provided. Swimming, boating, or similar recreational use of ponds requires specific Ranch permission and is otherwise prohibited.

18 QUIET HOURS CONDUCT SMOKING AND SAFETY

Quiet hours are 10:00 p.m. to 7:00 a.m. Residents and guests must not unreasonably disturb others or interfere with Ranch operations.

No fighting, threats, harassment, illegal drug activity, intentional property damage, reckless driving, or conduct creating an immediate danger to people, animals, or property.

Smoking is prohibited in or immediately around barns, hay/feed/bedding, fuel/propane/chemical storage, stalls, tack/feed areas, pastures, paddocks, and horse-working areas. Cigarette butts may not be discarded on the ground.

No fireworks, target shooting, hunting, or discharge of weapons on the property except lawful self-defense or specific written Ranch permission where lawful.

Reasonable lawful alcohol use at a private RV site is permitted, but disorderly conduct or operation of vehicles/equipment while impaired is prohibited.

19 FIRES GENERATORS PROPANE AND HAZARDOUS MATERIALS

Open fires are allowed only in Ranch-approved locations/equipment and when weather conditions and burn restrictions permit. Generators may be used during outages or with approval and must be placed/operated so exhaust and noise do not endanger or unreasonably disturb people or animals. Reasonable quantities of propane, gasoline, and other ordinary RV-use materials must be stored safely. No hazardous-material storage or commercial fuel storage is permitted.

20 MAINTENANCE RANCH ACCESS AND EMERGENCIES

Renter must promptly report conditions needing Ranch attention. Ranch may access the exterior RV site and Ranch-owned utility connections when reasonably necessary for inspection, maintenance, repair, mowing, emergency response, safety, utility work, or Ranch operations, subject to applicable law.

Ranch does not have the right under this Agreement to enter the interior of Renter's RV without permission except as otherwise authorized by applicable law or in a genuine emergency. Renter shall not obstruct reasonable emergency or maintenance access to utility connections or the site.

21 SERVICE INTERRUPTIONS AND WEATHER

Temporary interruption of electricity, water, sewer/septic or dump-station access, internet (if any), or other included services caused by utility-provider outages, storms, accidents, emergency repairs, force majeure, or circumstances reasonably beyond Ranch control will not automatically constitute a breach. Ranch will make reasonable efforts regarding Ranch-controlled utilities and repairs, while preserving any nonwaivable rights that apply under Alabama law.

Renter is responsible for monitoring weather and securing awnings, outdoor furniture, decorations, pets, and personal property. Unless expressly stated in writing, Ranch does not promise or provide a designated tornado/severe-weather shelter. Renter is responsible for appropriate personal safety and evacuation decisions.

22 DAMAGE PERSONAL PROPERTY AND RESPONSIBILITY FOR CLAIMS

Renter is responsible, to the extent permitted by law, for actual and reasonable damage beyond ordinary wear caused by Renter, approved occupants, guests, pets, RV, vehicles, or equipment, including damage to utility pedestals, water/sewer connections, roads, parking areas, gates, fences, landscaping, buildings, signs, and other Ranch property.

Each party remains responsible for that party's own negligent, reckless, willful, or unlawful conduct to the extent provided by law. Renter agrees to be responsible for claims, losses, or damage caused by the negligent or wrongful acts of Renter, occupants, guests, or pets. Nothing in this Agreement waives liability or remedies that Alabama law does not permit to be waived.

23 DEFAULT NONPAYMENT AND LAWFUL REMEDIES

Failure to pay rent or other lawfully due amounts, material or repeated rule violations, material property damage, dangerous conduct, illegal activity, unauthorized occupants, unauthorized subletting, or another material breach may result in written notice and termination or other remedies.

Ranch will use the notice, cure period, termination, removal, eviction, towing, storage, or court procedure required by applicable Alabama law for the type of occupancy involved. Nothing in this Agreement authorizes an unlawful lockout, unlawful utility shutoff, seizure of personal property, or other prohibited self-help remedy.

24 MONTH TO MONTH TERMINATION AND MOVE OUT

For a month-to-month occupancy governed by Alabama residential landlord-tenant law, either party may terminate by written notice given at least 30 days before the periodic rental date specified in the notice. If a different law governs the occupancy, the notice required by that law controls.

At lawful termination, Renter shall timely remove the RV, vehicles, pets, and personal property; properly disconnect utilities; remove trash/debris; leave the site reasonably clean; return Ranch keys/gate devices; and provide a forwarding address. Rent remains due through the lawful termination date unless the parties agree otherwise in writing. No refund is owed solely because Renter voluntarily leaves before the paid-through/termination date, except as required by law or agreed in writing.

25 HOLDOVER ABANDONED PROPERTY AND TOWING

If Renter remains after lawful expiration/termination, Ranch may pursue possession and any holdover remedies allowed by applicable Alabama law. An RV, vehicle, trailer, or personal property left after termination will be handled only through lawful abandonment, towing, storage, lien, or court procedures. Renter is responsible for lawful towing, storage, removal, court costs, or other recoverable charges to the extent allowed by law.

26 RANCH RULES AND CHANGES

Renter agrees to comply with reasonable written rules for health, safety, sanitation, property protection, utility management, livestock safety, and orderly Ranch operation. Ranch may adopt or revise reasonable rules when operational or safety needs change. Material changes to financial terms or fundamental occupancy rights will be made only with the notice required by applicable law.

27 NOTICES

Renter notice address: _____

Renter email: _____ **Phone:** _____

Routine communications may be made by text or email. A notice for which Alabama law requires a particular delivery method will be delivered in that legally required manner. Ranch notice contact: 4753 Lower Wetumpka Rd., Montgomery, AL 36110 | 903-707-5332 | 45boardingranch@gmail.com.

28 ENTIRE AGREEMENT SEVERABILITY NO ORAL CHANGES AND ALABAMA LAW

This Agreement, together with any signed site-condition sheet, written addendum, and incorporated Ranch rules, is the parties' agreement concerning the RV site. No oral statement changes a material term of this Agreement. Material amendments should be in writing and signed or otherwise clearly acknowledged by the affected parties, except lawful rent/rule changes made after required notice.

If any provision is unenforceable, the remaining provisions remain effective to the extent permitted by law. A party's failure to enforce a provision on one occasion does not automatically waive future enforcement. Alabama law governs. Electronic signatures and counterparts may be used to the extent permitted by law.

29 RENTER ACKNOWLEDGMENTS

Renter has read and understands this Agreement and has had an opportunity to ask questions before signing.

Renter has inspected or had an opportunity to inspect the designated site and will document material move-in conditions.

Utilities are included on a flat-rate basis only for ordinary residential RV use. The selected $900 option includes sewer at the site; the $700 option includes dump-station access and has no sewer at the site.

Horse boarding and equine-facility privileges are not included in this RV-only Agreement.

Renter is responsible for approved occupants, guests, pets, RVs, vehicles, and personal equipment brought onto Ranch property.

Renter understands that 45 Ranch is a rural/equine property with ordinary rural hazards and changing weather conditions.

30 SIGNATURES

Primary Renter Printed Name: _____

Signature: _____ **Date:** _____

Additional Adult Printed Name: _____

Signature: _____ **Date:** _____

45 Ranch / Legal Operator Printed Name & Title: _____

Signature: _____ **Date:** _____

EXHIBIT A MOVE IN AND MOVE OUT SITE CONDITION

Complete at move-in. Photos are strongly recommended. This exhibit is part of the RV Site Rental Agreement.

Renter: _____

Site: _____

Move-In Date: _____

Move-Out Date: _____

Item	Move-In Condition	Move-Out Condition	Notes / Damage
Electrical pedestal/receptacle	☐ Good ☐ Note	☐ Good ☐ Note	
Water connection/faucet	☐ Good ☐ Note	☐ Good ☐ Note	
Sewer at site ($900 option only)	☐ Good ☐ Note ☐ Not included	☐ Good ☐ Note ☐ Not included	
Site pad/ground condition	☐ Good ☐ Note	☐ Good ☐ Note	
Access/parking area	☐ Good ☐ Note	☐ Good ☐ Note	
Fence/gate nearby	☐ Good ☐ Note	☐ Good ☐ Note	
Trash area (if included)	☐ Good ☐ Note	☐ Good ☐ Note	
Other	☐ Good ☐ Note	☐ Good ☐ Note	

Dump-station location and instructions for the $700 option: _____

Move-In Photos Taken: ☐ Yes ☐ No Number of photos: _____

Move-In Notes: _____

_____

Move-Out Notes / Charges (if any): _____

_____

Renter Initials: _____ **Ranch Initials:** _____ **Date:** _____

EXHIBIT B KEY RV SITE RULES ACKNOWLEDGMENT

These key rules summarize important operational provisions. The full Agreement controls if there is any conflict.

_____ Keep the RV site clean, sanitary, orderly, and free of trash, pet waste, leaks, gray-water discharge, and unsafe conditions.

_____ **Use the approved 50-amp electric and water connections. The $900 option includes sewer at the site; the $700 option has no sewer at the site and includes dump-station access. Do not alter Ranch utilities.**

_____ No gray water or black water may be dumped on the ground. Do not flush wipes, grease, feminine products, diapers, kitty litter, chemicals, or other septic-damaging material.

_____ Flat-rate utilities cover ordinary residential RV use only. Extraordinary high-load or commercial utility use requires approval.

_____ No subleasing, Airbnb/VRBO/Hipcamp listing, unauthorized occupants, or additional RVs/campers/tents without approval.

_____ Guests are Renter's responsibility. Extended-stay guests require approval.

_____ Pets must be controlled, waste picked up, and pets kept away from horses/barn/restricted areas unless specifically authorized.

_____ All pets must remain current on age- and species-appropriate vaccinations, including rabies where required by law. Provide vaccination records before arrival and updated records upon request.

_____ RV-only renters have no horse boarding, stall, pasture, tack-room, wash-rack, or horse-handling privileges under this Agreement.

_____ Close and latch gates. Do not share gate codes/keys with unauthorized persons.

_____ Quiet hours are 10:00 p.m. to 7:00 a.m. No threats, fighting, dangerous conduct, illegal drug activity, target shooting, fireworks, or reckless driving.

_____ No unapproved decks, sheds, fences, skirting, digging, ground stakes/posts, utility modifications, or other permanent/semi-permanent alterations.

_____ Report utility leaks, electrical overheating, sewer backup, storm damage, or other unsafe conditions promptly.

_____ Children must be supervised. Ponds are unsupervised; no swimming/boating without specific permission.

_____ Renter understands the Ranch must use lawful Alabama procedures for default/termination, and Renter remains responsible for obligations through the lawful termination date.

Primary Renter Signature: _____ **Date:** _____

Additional Adult Signature: _____ **Date:** _____

45 Ranch / Operator Signature: _____ **Date:** _____