

CROOK COUNTY FAIR CAMPGROUND CAMPER AGREEMENT

1. **PARTIES:** This lease is made and entered into on the undersigned date, by and between the CROOK COUNTY FAIR BOARD whose mailing address is set forth below (hereinafter referred to as “Landlord”) and the undersigned Camper(s) (hereinafter referred to as “Camper”).

2. **PREMISES:** Landlord hereby rents to Camper and Camper hereby rents from Landlord, on the terms and conditions hereinafter set forth, a Camper Space at the in the campground at the Fairgrounds in Sundance, Crook County, Wyoming (hereinafter referred to as “the Premises”) being described as follows, to-wit:

Campground Space No. _____ Grass Campground Space No. _____

3. **TERM:** The term of this rental agreement shall be from Thursday **July 23rd, 2026 at 8 AM** through noon on Sunday **August 2nd, 2026.**

4. **RENT:** Camper shall pay to Landlord as rent for a Campground Space the sum of SEVENTY-FIVE DOLLARS (\$75) for the term before parking the trailer on site, together with proof of non-cancelable homeowners or renters liability insurance. No fee for grass campground space.

5. **USE:** The Premises shall be used for camping and shall be limited to those adult parties that sign this rental agreement and their minor children.

6. **UTILITIES:** The Landlord shall pay for electrical power and garbage services supplied to the Premises. The Landlord provides water and sewage disposal at the RV Dump Station at the entrance of the campground.

7. **REPAIRS AND MAINTENANCE:** The Camper accepts the Premises “as is”, “with all faults” and without any warranty either express or implied after having the opportunity to inspect said premises. The Camper shall place all garbage in the garbage containers.

8. **ALTERATIONS AND ADDITIONS:** Camper shall not, without the Landlord’s prior consent, make any alterations, improvements, or additions in or about the Premises except to set up and tear down the temporary facilities pre-approved by the Landlord.

9. **HOLD HARMLESS:** Camper hereby assumes all risk of damage to the Premises, or injury to persons in or about the Premises from any cause, and Camper hereby waives all claims in respect thereof against Landlord. Camper shall indemnify and hold Landlord harmless from and against any and all claims arising from Camper’s guests, children and Camper’s use or occupancy of the Premises; or from any activity, work, or things which may be permitted by Camper or Landlord in or about the Premises. Camper’s liability includes all damages, costs, attorney’s fees, expenses and liabilities incurred in the defense of any claim or action or proceeding arising therefrom against the Landlord. Any damaged property shall be valued at the

on-site replacement value by the Landlord.

10. INSURANCE: The Landlord is not the Campers insurance company and will not pay for any claim against it for damages to the Camper and their guests and children. Therefor the Camper should insure for their, liability risk of loss or damages.

- The Camper shall be personally liable for any damages caused by themselves, their guests and children to the Landlord and others they harm or damage upon the Premise.
- The Camper shall provide the Landlord with proof of General Liability Insurance (from their Renters, Homeowners or Trailers liability insurance that protects the Landlord from all claims which may arise from Campers, their guests and children's use of the Premises in the amount of One Hundred Thousand Dollars (\$100,000) before parking on the site.
- Camper shall provide proof of automobile insurance for any vehicle on the Premises to Landlord.
- The Landlord reserves any and all governmental immunity it may have pursuant to State and Federal laws and regulations.

11. DEFAULT:

- If the Camper their guests and children breach any other terms of this agreement, then the Landlord, after giving notice unless an emergency requires immediate action, may remove any of Campers property and any and all persons from the Premises.
- The Landlord may at any time terminate this rental agreement, remove the Camper, their guests and children, and recover any other damages and pursue any other rights and remedies which the Landlord may have against the Camper by reason of such default as provided by law and this Agreement, including attorney fees and costs such as the towing of the vehicles.

12. ABANDONMENT: In the event the Camper has not claimed his property after the Landlord has taken possession of the Premises, the Landlord shall by written notice advise the Camper that if the property is not claimed within seven (7) days from the date of the notice, then the property may be disposed of or be sold at public or private sale. The proceeds from such sale shall first be applied to costs of the sale, then to payment of charges accumulated and due the Landlord, and any remaining proceeds shall be sent to the Camper at the address set forth on this agreement with the Landlord.

13. ENTRY BY LANDLORD: The Camper shall permit the Landlord and/or its agent to enter into and upon the Premises at all reasonable times and upon reasonable notice for the purpose of inspecting it or for the purpose of maintaining the Premises.

14. SURRENDER: After the event is over, Camper shall surrender the Premises to Landlord by noon on August 3, 2025, in as good condition, or better, than received.

15. NOTICES: Whenever notice for any demand, or declaration of any kind, it shall be in writing and served either personally, by email or by certified United States mail, postage prepaid, addressed at the address as set forth below. Such notice shall be deemed to be received when personally served or within forty-eight (48) hours from the time of emailing or mailing as

provided for in this paragraph.

16. TIME: Time is of the essence as to each and every term of this rental agreement and any acquiescence on the part of the Landlord shall not waiver this condition.

17. WYOMING LAW TO APPLY: This Rental Agreement and any action arising between the parties shall be construed under and in accordance with the substantive laws of the State of Wyoming, and shall be venued in Crook County, Wyoming.

18. WAIVER OF JURY TRIAL: The parties waive their right to a jury trial to settle any disputes in this matter.

19. Rules and Regulations: The Campground Rules and Regulations consist of two pages and are incorporated by reference into this agreement. **They may be modified at any time by the Landlord as they see fit.**

All adult Campers shall sign below and acknowledges receipt of a copy of this Rental Agreement and the campground rules; and agrees to abide by all terms and conditions of this agreement.

CAMPERS(s):

By: _____

By: _____

Permanent Mailing and Physical Address of each:

Cellular Telephone Numbers

Emergency Contact Person(s)

Mailing address

Telephone Number(s)

LANDLORD: CROOK COUNTY FAIR BOARD

By: _____

Fairgrounds Loop Road

P.O. Box 473

Sundance, WY 82729

307-283-2644

307-_____ (Emergency)

CAMPGROUND RULES

1) Fairgrounds Campground Fees:

- a) The **\$75** campsite fee is required to be prepaid before parking during fair week.
- b) Campers may begin moving in on **Thursday July 23rd, 2026**, before the fair starts.
- c) All campers must vacate by noon on **Sunday August 2nd, 2026**, after the fair ends.
- d) A camping fee of **\$30** per night will be added to the campsite fee for campers set up before or after the specified dates.

2) Fairground Grass Campground Fees:

- a) For those interested in camping in the grass area near the outdoor arena, designated parking spaces will be available.
- b) Campers must check in before parking.
- c) This area does not have access to electricity, so campers must be self-sufficient and bring their own generators. Camping in this area is **FREE**, but all campers must still sign a Rental Agreement before parking and adhere to the same rules as the paid campground.

3) Quiet Hours: Are from **10 PM to 7 AM**

- a) Generators must be shut off from **10 PM to 7 AM**.
- b) Excessive noise may be cause for removal.

4) Reservation Policy:

- a) Campsites must be reserved by the person using the space.
- b) Only one site can be reserved per person or family.

5) Electrical Connections: No plug-ins by Campers to the horse stalls or the rodeo arena are permitted.

6) Campsite Maintenance:

- a) All users must keep their camping space litter-free and in a sanitary condition.
- b) Rowdiness, profanity, or vandalism will not be tolerated.
- c) All users of the dump station shall clean up the area after use.

7) Vehicle Regulations:

- a) All vehicles on the Fairgrounds must be operated safely, quietly, and in compliance with all traffic and parking regulations. The speed limit for all vehicles is 5 mph.
- b) Drivers and/or vehicles committing moving violations are subject to fines and removal from the fairgrounds.
- c) Vehicles and trailers violating parking rules will be towed at the owner's expense.
- d) Camp trailers and motor homes are allowed only in designated camping areas.
- e) No cars or trucks may be parked in any reserved campsite during fair week.
- f) **There are no ATV's/UTV's or GOLF CARTS allowed on Crook County Fairgrounds property during the Crook County Fair July 25th through Aug 2nd.**

8) REMOVAL OF CAMPERS:

- a) The Fair Board and their appointed representatives reserve the right to remove any person immediately for a violation of these rules and reasons satisfactory to themselves.
- b) Campers that are removed are not entitled to any refunds and are liable for any damage they cause.

Camper Initials: _____