O'Brien County
Conservation Board

4931 Yellow Ave
Peterson, IA 51047
712-295-7200
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prairieheritagecenter.org

O'Brien County Conservation Board Seasonal Site Application

Name: _____

Phone Number (easiest way to reach you): _____

Address: _____City: _____ State: _____Zip:_____

RV License number: _____ Email: _____

Select which park(s) you are interested in having a permanent campsite at, you will only be allowed one permanent site. Number the site preference for each park you are in interested in, you will be told which site you are to camp in after selection.

Park & Site Preference:

☐ Douma Park (Sites #1 - #6)

☐ Dog Creek Park (Sites #25 - #29)

*Tjossem Park – 14 day stay limit has been waived for the 2027 camping season. Reserve now at mycountyparks.com. Reservations can be made up to 31 days at a time; at a rate of $28 per night.

Rules for Application:

One name per application - names can only be submitted once per park.

Applicants will be selected via a random drawing at the February board meeting. Need not be present. Sites will be assigned in order in which applicants were drawn.

Applicants will be contacted post February board meeting with site assignment and additional information.

Permanent camp site fee for the 2027 season is $3,300.

A deposit of ½ of the fee, $1,650 is due March 15, 2027. If your payment is not received by the 15th of March, you forfeit your site.

The remaining balance of the fee, $1,650, is due in full by May 1, 2027. If your payment is not received by the 1st of May, you will forfeit your site and payment made to date.

You will be required to sign the attached seasonal site lease prior to occupying your site.

Applications Due: January 31, 2027

Drawing Held: OCCB Regular Board Meeting - February 10, 2027

O'Brien County Conservation Board Seasonal Site Lease

This lease agreement is between the O'Brien County Conservation Board (the "Landlord") and I, _____, (the "Tenant"). This agreement will be referred to as the "Lease".

1. **Premises** The Landlord leases to the Tenant for recreational purposes only, Site _____, at _____, O'Brien County, Iowa. (the "Premises")

2. **Term of Tenancy** This Lease is for a period of 5 ½ months, beginning May 1, 2027, and ending October 15, 2027, unless terminated earlier pursuant to the terms of this Lease.

3. **Rent and Fees** Tenant shall pay the full balance prior to May 1, 2027. Fees are non-refundable. Fee schedule:

    a. Dog Creek Park - $3,300 annually
    b. Douma Park - $3,300 annually

4. **Accessibility** Park roads are available for travel to and from campsite. Parking in designated areas only. Decks and storage units are not allowed.

5. **Utilities** The Landlord will be responsible for water, sewer (if applicable), and electrical usage. Garbage dumpsters are available in the campground for disposal use.

6. **Maintenance**
    a. The Landlord shall always maintain the site in good repair. The Landlord shall, at the Landlord's expense, maintain the site in a safe and habitable condition and comply with all laws, ordinances and regulations pertaining to the condition of the site. Mowing will be done as needed, weather permitting. Staff will not move objects or possessions to mow. (Please have picnic table on pad.)
    b. Tenant shall maintain the premises in a reasonable safe, serviceable, clean, and presentable condition, except as provided by Landlord in paragraph (a).

7. **Defaults** The tenant will be in default if the tenant does not fulfill any obligations or terms of this Lease by which the Tenant is bound. All rules and regulations of the O'Brien County Conservation Board apply to the Tenant. Eviction could apply if continued abuse happens. All fees will be forfeited.

8. **Assignment and Subletting** No assignment or subletting, either voluntary or by operation of law, shall be effective without the prior written consent of Landlord.

9. **Liability** Landlord assumes no liability for loss or damage to the property of the tenant caused by negligence, reckless or intentionally caused by tenant, agents, or invitees of the tenant or third parties not associated with the Landlord.

10. **Surrender** Upon termination of this lease, Tenant will surrender the premises to Landlord in good and clean condition, except for ordinary wear and tear or damage without fault or liability to Tenant. Failure to surrender and upon three-day notice to quit and surrender, Landlord may remove Tenant's property at the cost to Tenant.

11. **General Provisions** Governing Law: The laws of the state of Iowa govern this lease.
    Entire Lease: This lease contains the final agreement of the parties.
    Amendment: No amendments to this Lease will be effective unless it is in writing and signed by both parties.
    Headings: The descriptive headings of the sections and subsections of this lease are for convenience only, and do not affect this Lease's construction or interpretation.

Landlord:_____ Date:_____
Director, O'Brien County Conservation Board

Tenant:_____ Date:_____

FOR OFFICE USE ONLY

Park: _____ _____

Drawing Number: _____

Site Assignment:_____

$1,650 Deposit Paid: _____ $1,650 Balance Paid: _____

Notes: _____