Winter Camper Storage Policy and Rental Agreement

PART I — WINTER CAMPER STORAGE POLICY

1. Purpose

HCCB may permit campers and recreational vehicles to remain on designated campsites during the winter off-season for outdoor storage only. The program provides parking space, not camping accommodations, security, supervision, or protection of property.

2. Storage period

Storage is permitted December 1 through March 31. All campers must be removed by March 31 unless HCCB has granted an extension in writing. Winter storage does not reserve a campsite for the regular camping season.

3. Storage fees

The fee is $50 per month. The entire four-month fee of $200 is due in advance before storage begins. No refunds or credits will be issued for periods of restricted access due to snow, ice, weather, or road closures. Failure to pay may result in cancellation and lawful removal.

4. Storage only — no occupancy

No camping, overnight stays, temporary housing, recreational use, generators, or campfires are permitted on storage sites during the winter storage period.

5. No utilities or campground services

No water, sewer, electricity, dump station, restrooms, showers, garbage collection, or other seasonal campground services are available. Owners must fully winterize campers before storage.

6. Winter roads and access

HCCB WILL NOT PLOW, SALT, SAND, OR CLEAR CAMPGROUND ROADS, CAMPSITES, OR ACCESS AREAS. Snow, ice, drifting, and other conditions may make access impossible. HCCB does not guarantee access and is not obligated to provide snow removal, towing assistance, or winter maintenance.

7. Owner responsibilities

Campers and contents remain at the sole risk of their owners. Owners are responsible for securing, winterizing, maintaining, and insuring their property. HCCB does not conduct security patrols, surveillance, monitoring, or inspections.

7A. Access for maintenance, inspections, and emergencies

HCCB reserves the right to enter storage areas and access individual storage sites when reasonably necessary for maintenance, emergency response, hazard mitigation, law enforcement purposes, compliance inspections, or protection of public property. When legally permitted and reasonably necessary to address an immediate threat, HCCB may take appropriate protective action concerning a camper; this provision does not create a duty to inspect, monitor, or safeguard any camper.

7B. Hazardous materials and campsite conditions

No hazardous materials, explosives, flammable liquids (other than fuel contained within equipment tanks), propane cylinders not connected for normal camper use, or other dangerous substances may be stored outside the camper or on the campsite. Owners must prevent fluid leaks, keep the assigned site free of debris and hazards, and comply with applicable fire and safety requirements.

7C. Condition of stored property

Owners acknowledge that HCCB does not undertake to inspect, inventory, photograph, or document the condition of stored campers or their contents at arrival, during storage, or upon removal. Any discretionary observation or documentation by HCCB does not constitute an inspection, acceptance of condition, or assumption of responsibility for existing or subsequent damage.

7D. Contact information and natural hazards

Owners shall provide accurate, current contact and camper registration information and promptly notify HCCB of any changes during the storage period. Owners acknowledge that campground settings contain trees and other natural features that create risks from falling trees, falling limbs, wind events, and other natural conditions, including hazards that may not be visible or predictable.

8. Disclaimer of liability

TO THE FULLEST EXTENT PERMITTED BY IOWA LAW, HAMILTON COUNTY, HCCB, AND THEIR OFFICIALS, EMPLOYEES, AND AGENTS DISCLAIM LIABILITY FOR LOSS OF OR DAMAGE TO STORED CAMPERS, ACCESSORIES, OR CONTENTS ARISING FROM WEATHER, SNOW, ICE, HAIL, WIND, FLOODING, FALLING TREES OR LIMBS, FIRE, FREEZING, WATER INTRUSION, WILDLIFE, THEFT, VANDALISM, THIRD-PARTY ACTS, OR RESTRICTED WINTER ACCESS. PAYMENT OF A STORAGE FEE DOES NOT GUARANTEE SECURITY, PROTECTION, MONITORING, ACCESS, OR PRESERVATION. Nothing in this policy excludes liability that cannot lawfully be excluded.

9. Insurance

Owners shall maintain appropriate insurance for their campers and contents, including physical damage, theft, and vandalism. HCCB does not insure stored property. HCCB may require satisfactory proof of insurance before approving or accepting a camper for winter storage.

10. Termination, towing, and removal

HCCB may terminate storage privileges for nonpayment, violation of this policy, safety concerns, or other lawful reasons. Campers remaining after March 31 without prior written authorization may be subject to towing or removal at the owner's expense, following any notices and procedures required by applicable Iowa law. Property remaining after all legally required notices and procedures have been completed may be treated as abandoned and disposed of only in accordance with applicable Iowa law. HCCB will not presume that expiration of the storage term alone transfers ownership or authorizes immediate disposal.

PART II — WINTER CAMPER STORAGE RENTAL AGREEMENT

Storage season: December 1 – March 31 | Monthly fee: $50 | Four-month advance payment: $200

Owner information

Owner name: _____

Mailing address: _____

City / State / ZIP: _____

Phone: _____

Email: _____

Camper and site information

Make / Model / Year: _____

License plate: _____

VIN: _____

Park / Campground: _____

Assigned campsite: _____

Owner acknowledgment and assumption of risk

1. I am storing my camper voluntarily and at my own risk.

2. I understand that this agreement provides outdoor storage space only and does not permit camping or occupancy.

3. I understand that no electricity, water, sewer, or other campground services will be provided.

4. I understand that HCCB will not remove snow, maintain winter campground roads, or guarantee access to my camper.

5. I understand that HCCB does not monitor, inspect, patrol, or provide security for my camper.

6. I assume the risks of severe weather, falling trees, theft, vandalism, fire, wildlife, and other outdoor storage hazards.

7. I am responsible for winterizing, securing, and insuring my camper and its contents.

8. I agree to remove my camper no later than March 31 unless HCCB has provided prior written consent to an extension. I understand HCCB reserves the right to have any camper or vehicle remaining without authorization towed or removed at my expense, subject to all notices and procedures required by Iowa law.

9. I agree that the full $200 storage fee for December through March is payable in advance and that access restrictions caused by winter weather do not entitle me to a refund.

10. I authorize HCCB to enter the storage area and access my site when reasonably necessary for maintenance, emergencies, hazard mitigation, law enforcement, compliance inspections, or protection of public property, subject to applicable law.

11. I will not store prohibited hazardous materials, additional flammable liquids, or disconnected propane cylinders outside my camper or on the campsite.

12. I understand that HCCB does not inspect or document my camper's condition and does not accept responsibility for documenting damage before, during, or after storage.

13. I will provide accurate, current contact and registration information and promptly report any changes.

14. I understand that trees, falling limbs, wind, and other natural campground hazards can damage my camper, and I assume those risks.

15. I understand HCCB may require proof of insurance before accepting my camper for storage.

16. I understand that campers left after the authorized storage period may be towed or removed after legally required notice and procedures, and that unclaimed property may be handled under applicable Iowa law.

Release of liability

TO THE FULLEST EXTENT PERMITTED BY IOWA LAW, I VOLUNTARILY ASSUME THE RISKS OF OUTDOOR WINTER STORAGE AND RELEASE HAMILTON COUNTY, THE HAMILTON COUNTY CONSERVATION BOARD, AND THEIR OFFICIALS, EMPLOYEES, AND AGENTS FROM CLAIMS FOR LOSS OF OR DAMAGE TO MY CAMPER OR PERSONAL PROPERTY ARISING FROM THOSE RISKS, INCLUDING CLAIMS BASED ON ORDINARY NEGLIGENCE TO THE EXTENT SUCH CLAIMS MAY LAWFULLY BE RELEASED. THIS RELEASE DOES NOT APPLY TO LIABILITY THAT CANNOT LEGALLY BE WAIVED.

I acknowledge that payment of a storage fee does not provide secure, supervised, or insured storage. I have read and agree to the policy and this agreement.

Signatures

Owner signature: _____

Date: _____

HCCB representative: _____

Date / Payment received: _____

Subject to review by the Hamilton County Attorney and applicable insurance provider.