



Permission to Sell on Sleepy Hollow Property

Selling your Trailer, Shed or Golf Cart: Selling your trailer, shed or golf cart on Sleepy Hollow Property is Only permitted with pre-approval from management. To obtain permission, you must complete and submit an application to sell your trailer, golf cart, shed which can be obtained at Sleepyhollowlake.com under seasonal resources. Do not list your trailer, shed or golf cart for sale until approved. There are a variety of factors that are considered when granting permission to sell at Sleepy Hollow Lake. They include (but are not limited to) age and condition of your trailer, shed or golf cart. The reason for your sale, your continued attendance at Sleepy Hollow Lake and asking price. An inspection of your site and / or trailer, shed, or golf cart will be required. Campsites cannot be included in the sale prices. To avoid confusion, refrain from using terminology such as "site for sale" or "lot for sale". The property and lots are owned by Sleepy Hollow Lake and will be made available at the discretion of management. Seasonals may not negotiate, guarantee, or pass site rights. The right to rent any and all sites is at the discretion of management. The Campground reserves the right to ask that any trailer, shed, golf cart for sale be removed from campground property to be sold off site.

Fee: The fee to sell your trailer, shed, or golf cart on Sleepy Hollow Lake Campground property is 5%-7% of the total sale price. This is Payable to Sleepy Hollow Lake before a deal can be finalized. Campers reserve the right to remove their trailer, golf cart, shed from Sleepy Hollow Lake property for sale off-site.

Marketing Your Trailer, Golf Cart, Shed at Sleepy Hollow Lake: Sleepy Hollow management will actively promote and market your trailer to all prospective purchasers on the two facebook pages and will show your trailer, golf cart, shed to prospective purchasers with your permission. When an approved buyer is prepared to make an offer, those negotiations will be between the buyer and seller. Sleepy Hollow Lake management does not get involved in trailer sale negotiation.

Abandoned Trailers: Sleepy Hollow Lake does not allow abandoned trailer and /or site contents to be sold on park property. If your circumstances have changed and you are not able to make it to Sleepy Hollow Lake on a regular basis, then permission to sell your trailer on site will be denied. Furthermore, if the trailer is taken off-site for sale, we will allow you a period of 15 days to sell items such as golf carts, decks, sheds, etc., provided seasonal fees are still paid and those items will also incur a 5-7 percent fee. After that time. You will be required to remove all items from your site. If items are not removed by this time, Sleepy Hollow Lake will deem them abandoned property and dispose of them as they deem appropriate, charging any incurred costs to you. Any untitled property will be disposed of.

Instructions:

1. Complete this form in detail. Be sure to provide detailed information.
2. Once complete, contact the Office and arrange a meeting with the campground management to review the form (don't just drop it off in the office).
3. After our meeting if things are in good order a trailer and site inspection will be conducted by Management.
4. Permission to sell your trailer will be then approved or denied.

Seasonal Name: _____ Site# _____

Trailer Make/Model/Year: _____

Golf Cart/Year/Electric or Gas: _____

State the reason you are selling your trailer, golf cart, shed:

Please indicate whether or not the following features of your trailer are in good working order:

All Plumbing including Toilet: Yes ___ No ___

Leak-Free Roof: Yes ___ NO ___

Black Water Holding Tank: Yes ___ No ___

Grey Water Holding Tank in working order: Yes ___ No ___

Grey Water Flows Out Black Water Connection: Yes: ___ No ___

Clear & Easy Access to Black Water: Yes ___ No ___

Please Provide any additional comments on above:

Please indicate the status of your trailer & site:

Is your site free of debris either on your site,
Visible or not visible, including under or
Behind your trailer: Yes___ No___

Does your site have a working grey water
Dry well? Yes___ No___

Is your deck, shed or any other feature
on your site in good condition? Yes___ No___

Has your trailer been washed within the
past season or two? Yes___ No___

Asking Price: _____

In addition to the trailer, does the above price include anything else on the sale and if so,
state items:

The Seller acknowledges that a 5-7% commission (5-7% of the entire asking sale price)
is Payable to: Sleepy Hollow Lake prior to finalizing any transfer of ownership or
approval.

The Seller acknowledges that seasonal fees cannot be included in the sale of your
trailer. The buyer will be required to pay the seasonal fees based on the closing date of
the sale and permission must be granted.

The Seller acknowledges that no for sale signs can be posted on sites or on trailers,
etc... Posters are permitted on community bulletin boards.

Seasonal
Signature: _____

Date: _____

Approval Request

Management reserves the right to revoke permission to sell your property on site at any time without notice.

Approved

Once approved your property will be listed on the Sleepy Hollow website. Sellers are also permitted to place posters on community bulletin boards in the park.

Denied

If denied, the property must be removed from the property for off site sale. In addition, the site must be cleared up and all personal items removed.

Permission to Sell on Site :

Approved

Denied

(Sleepy Hollow Management)

(Date)