



Seasonal Contract 2016

TWIN LAKES CAMPING
35 HWY 581
MOONBEAM, Ontario P0L 1V0

SEASONAL CONTRACT- MAY 15, 2016 TO SEPT 15, 2016

The following Rules and Guidelines were established to maintain high standards of cleanliness, safety and maintenance with a "Good Neighbor Policy" in mind. Since every contingency cannot be covered in a set of rules, from time to time modifications may be necessary. Your adherence is very much appreciated and will ensure a pleasant stay for all guests. Please note that ALL rules will be enforced and notifications may be verbal or written. Please ask if you need any explanation or further clarification. Thank you in advance for your compliance.

1. Quiet hours are from 11:00 pm – 8:00 am. Please respect your neighbours, no music after 11:00 pm. Excessive noise or music will result in eviction.
2. All seasonal occupants must pay a one time \$200.00 deposit on their sites. This deposit or portions thereof may be returned upon leaving the park in good standing with a zero balance owing on rent, hydro, damages, etc.
3. The registered occupant(s) are responsible that their visitor(s) register at the office, pay fee, wear appropriate bracelet and abide by campground rules. Occupants and parents are responsible for the safety, good conduct and also any damage or loss of park property by themselves, their children, pets and guests. Crossing any fence line means you are trespassing. Occupants are responsible to inform their family and guests of the rules. Management reserves the right to limit the number of visitors to any campsite.
4. Occupants must keep their lot clean and lawn mowed.- lawnmower is not supplied. If management must cut the lawn, etc. occupants will be charged for it.
5. Trees or shrubs must not be damaged. That means no trimming or cutting, no nails, rope or clotheslines, etc.. A 150.00 fine will apply for any damage. Please advise management if a tree causes a safety issue and we will remove or trim the tree as necessary.

6. Operation of all-terrain vehicles, mopeds, etc is prohibited on park property. See appendix "A" .
7. Golf Carts are permitted, they must be registered with the office, be quiet and operator must be 18 year old or more and have a valid driver's licence. Golf carts must be insured and proof of insurance must be on file at the office. Full details at registration. See Appendix "B".
8. Bicycling, rollerblades, skateboards, etc on sidewalks is prohibited. Sidewalks are for walking only. (Bicycles, etc allowed on roads only) For Safety, bicycling after dark is not permitted.
9. Pets are welcome. No aggressive or noisy barking dogs. Pets must not disturb neighbors. All pets are to be leashed in all areas of the park and must not be left unattended. Pets are not allowed in the water and at beaches or adjacent areas (picnic, parking lot). Pets may be walked on roads only (not on sidewalks), please limit your leash to 6 feet. While walking with a pet, a poop & scoop bag must be carried to clean up the pet's droppings immediately.
10. Operators of all motor vehicles must obey all park signs, speed limit (15 kms/hr), stay on travel portion of road (not around speed bumps) and conform to all pertinent regulations. **Speed Limits & Stop signs are posted for safe traffic movement and are strictly enforced. Please inform your visitors of these rules as you are responsible. Watch for children.**
11. **Pedestrians and non-motorized vehicles have the right of way but must yield to motorized traffic as soon as possible to facilitate optimum traffic flow.**
12. Swimming and wading is allowed from 9:00 am to dusk in designated beach areas only and is at your own risk; **No Lifeguard on duty.** Children under the age of 16 must be accompanied by a person 19 years or older. Do not swim alone. Glass containers are not allowed on beaches and swimming areas. **DIVING** is prohibited at all times.
13. No motor boats are allowed. Private paddleboats, kayaks, canoes for use on the lake, may be kept by the lake in front of your lot or approved area at your own risk. *All equipment must display your lot number for identification purposes.* Please respect trees (do not put or tie your boat against trees around lake)
14. Rv's equipped with pullouts must be parked in such manner that the pullout does not extend beyond the line of your lot when opened. *Lots are from sewer to sewer.*
15. Tenants who would like a storage shed, gazebo or tent must consult with the management before set up or starting any work. For safety reasons, sheds not located on your lot must be identified with your lot number. *Only purchased add-a-room or gazebo's will be permitted.* Stakes, t.v. post, etc., steel or wooden, must not be driven in the ground unless approved by management.
16. Seasonal lease is not transferable or refundable.
17. All garbage must be put in plastic bags prior to placing in designated garbage bins.
18. If you leave on holidays with your RV, it is your responsibility to block your lot / driveway.

19. No loitering after 11:00pm. (eg. @chip-stand, waterslides, beaches, bathrooms, etc) Note: Kids must be on your lot by 11:00pm with adult supervision.
20. Campfires are allowed only in fire pits, flames 12 inches or less and under control. Campfires must be put out with water if unsupervised.
21. Occupants who wish to renew their seasonal contract for the next season may, with management's permission, leave their Rv's and belongings, properly stored, waterlines disconnected and sewer capped from Sept. 15th to May 15th at their own risk.
22. Anyone not renewing in in the spring but having left the R.V. here for the winter will be assessed a \$75.00 fee for winter storage. R.V. and belongings must be removed before May 15th. Any R.V. left on site will be subject to daily fees starting May 15th.
23. The occupant hereby authorizes and directs the Twin Lakes Camping management upon termination of this contract for any reason, to act as the occupant's agent for the securing and/or removal of any of the occupant's property from the previously rented site, or elsewhere in the campground, and the Twin Lakes Camping management and personel shall not be liable for any damages thereby occasioned.
24. Vehicles, utility trailers, etc must be limited to 2 per site and must be parked on your lot, not on roadway. Extra vehicules or boat trailers, etc must be parked in designated areas in order to keep roadways clear for safety.
25. Management must be notified of the selling of any R.V. on site BEFORE it is advertised for sale. Please take note that we do not have to accept the new owner as an occupant. Trailers (R.V.'s) sold within the park will be charged a fee of \$350.00. Any trailer over 15 years old will not be sold within the park, it must leave with the owner.
26. **Twin Lakes Camping, it's management and park personel will not be responsible and/or liable** for accidents or injuries which happened on park property. The management and park personel is also not responsible and/or liable for any damages caused by total or partial loss of electricity, loss of property by fire, theft, wind, fallen trees, flooding, vandalism, collision or by acts or inaction by other occupants or any park clients or any act of God regarding your family, your guests, yourselves, your property, your trailer and it's contents. The occupants agree to protect, indemnify and save harmless Twin Lakes Camping, it's owners, management and personel from and against all claims, demands, costs, actions, causes of action, expenses, legal fees whatsoever which may be taken or made against them.
27. Management of Twin Lakes Camping shall have the right at any reasonable time to enter and inspect the lands and premises occupied under this contract.
28. Appendix "A" Things Tenants should know and Appendix "B" Golf carts rules from part of the seasonal contract.

NOTE: This is a seasonal contract. Management may renew or cancel contract and may evict occupants, their property and belongings at any time at it's discretion

without recourse. Rules and Regulations may be modified at management's discretion at any time.

I have read, I understand and I agree to abide by all rules and guidelines listed above and understand that any violation of the above or disregard of personnel will result in immediate eviction without recourse

Signature _____

Date _____

Print _____

Lot # _____

Signature _____

Date _____

Print _____

Lot # _____

Note: Registration Sheet must also be completed.