

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

**SEASONAL CAMPING CONTRACT- MAY 11, 2018 TO SEPT 16, 2018**

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 neighbors, no music after 11:00pm. **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. (fee \$35.00)
- 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" #6.
- 7) Golf Carts are permitted, they must be registered with the office, be quiet and operator must be over 18 years old, 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. Appendix " B " must be signed.
- 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 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 **(maximum 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.** See Appendix "A" # 16
- 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 beach** 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 overnight 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, tv 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, garbage truck will not pick up any loose items. We must recycle.
- 18) If you **leave on holidays** with your Rv, it is your responsibility to **block your lot / driveway**
- 19) No loitering after hours 11:00pm. (eg. @chip-stand, waterslides, beaches, bathrooms) etc. Note: **kids must be on your lot by 10:00 pm** with adult supervision.
- 20) Campfires are allowed only in firepits, flames 12 inches or less and under control. Campfires must be put out if unsupervised. Fire ban regulations apply in park.
- 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. 15<sup>th</sup> to May 15<sup>th</sup> at their own risk.
- 22) Anyone not renewing in the spring but having left their Rv. here for the winter will be assessed a \$100.00 fee for winter storage. Rv. and belongings must be removed before May 1<sup>th</sup>. Any Rv. left on site will be subject to daily fees of 15\$/per day starting May 1<sup>th</sup>.
- 23) The occupant hereby authorizes and directs the Twin Lakes Camping management/owners 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 rented site, or elsewhere in the campground, and the Owners 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 vehicles or boat trailers, etc. must be parked in designated areas in order to keep all roadways clear for safety.**
- 25) **Management** must be notified of the **selling of any Rv.** 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 (Rv's) sold within the park will be charged a fee of \$350.00. Any **Rv. over 15 years old will not be sold within the park**, it must leave with the owner.
- 26) Any breach of contract may result in a \$50.00 fine per occurrence. This includes but not limited to issues such as trespassing, dogs, quiet time, loose garbage in bins (cameras will be in place) and especially safety issues like speeding. Such a breach may also result in parking vehicles outside of gates and walking and/or total eviction.
- 27) **Twin Lakes Camping, it's management and park personnel will not be responsible and/or liable** for accidents or injuries which happened on park property. The management and park personnel 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 client 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 personnel from and against all claims, demands, costs, actions, causes of action, expenses, legal fees whatsoever which may be taken or made against them.
- 28) I understand that my picture and those of minor children may be taken from time to time on the grounds of Twin Lakes Camping, during activities, promotions, etc. I authorize and consent to the use of these images by Twin Lakes Camping for the purpose of social media, promoting, advertising and marketing materials.
- 29) 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.
- 30) Appendix "A" Things Occupants should know and Appendix "B" Golf carts rules form part of this seasonal contract.

**Note: This is a seasonal contract. Management may renew or cancel contract and may evict tenants, their property and belongings at any time at its 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 personel will result in immediate eviction without recourse

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print \_\_\_\_\_ Lot # \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print \_\_\_\_\_ Lot # \_\_\_\_\_

*Note: Attached Registration Sheet must also be completed*

**THANK YOU / HAPPY CAMPING**