

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

SEASONAL CAMPING CONTRACT- MAY 10, 2019 TO SEPT 15, 2019

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) All seasonal occupants must pay a one time \$200.00 security deposit on their sites before the first season of camping. 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. when seasonal contract is not renewed.
- 2) Seasonal fee must be paid by May 1st or else, an interest fee of 2% per month will be applied on past due acct.
- 3) Electricity will be charged three times during the season with a service charge added each time. All Hydro One charges including but not limited to kilowatt hrs used, delivery charges, regulatory charges, debt retirement charges & rentals will be passed on to the occupant. Reading is on the 30th of June, 31st of July & September 15th, invoices must be picked up at the little office 3 days after each reading during the summer months and must be paid within 20 days. An invoice left unpaid at the end of the month will be charged an interest fee of 6% per month & have the \$200.00 security deposit to increase at the end of the season.
- 4) Gate tokens are for registered vehicles only. Any tokens used by anyone else will be de-activated.
- 5) **Quiet hours are from 11pm-8am.** Please respect your neighbors during the day and evening. No music after 11pm. Excessive noise or music anytime will result in eviction.
- 6) 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. You may invite at no charge, visitors for supper after 4:30pm by putting their name on the list at the little office before they arrive. Visitors must park the vehicle in designated "Parking for Visitors". Visitors must leave by quiet time, 11:00pm. If they stay for the night, a \$10.00 fee per person will be applied. If your visitor doesn't pay his fee, you will be charged for it.
- 7) For your visitors, you may purchase up to 4 Season pass @ \$90.00/person/season and 2 family pass @ \$275.00
- 8) Occupants must keep their lot clean and lawn mowed. Grass shall not be more than 5 inches long. Lawnmower is not supplied. If management must cut the lawn etc. occupants will be charged a fee of \$35.00 & the management & staff are not responsible for any damages on campsite while cutting the grass.
- 9) **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.
- 10) 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.** Do not let your flexible sewer discharge hose extend to the bottom of our sewer stand pipes(it block's sewage flow from adjacent lots) if a blockage occurs & digging is necessary it will be at the expense of the occupant. 100lbs propane tank not permitted on lot.
- 11) Nothing can be built against your RV. Only purchased add-a-room, gazebo's & shed will be permitted. Tenants who would like a storage shed, gazebo or overnight tent must consult with the management before set up or starting any work. All storage sheds must be single story with maximum 8 ft. walls, maximum of 100 sq. ft. For safety reasons, sheds not located on your lot must be identified with your lot #.
- 12) **Anyone wishing to construct a deck must submit a sketch with all dimensions which must be approved by management.** Maximum width of a deck is 12 ft., cannot be attached to trailer, cannot impede the expeditious vacationing of the site & removal of the occupant's property & belongings. Stakes, tv post, etc., steel or wooden, must not be driven in the ground. Plan must be submitted and approved by management. For safety reason, no building of wood fences in between lots are allowed. Only shrubs trees are permitted.
- 13) Operation of all-terrain vehicles, mopeds, etc is prohibited on park property except for designated parking area.
- 14) 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 " A " must be signed.
- 15) **Bicycling, rollerblades, skateboards, etc on sidewalks & beaches is prohibited.** Sidewalks are for walking only. (Bicycles, etc allowed on roads only) For safety, bicycling after dark is not permitted.

- 16) 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, playgrounds or adjacent area. 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.
- 17) Operators of all motor vehicles must obey all park signs, speed limit (maximum 15 km/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.** Anyone caught speeding will have to park the vehicle outside the gates & walk in.
- 18) 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.
- 19) 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. Diving is prohibited** at all times. Children under the age of 16 must be accompanied by a person 19 years or older. Do not swim alone. Use beaches at your own risk. Glass containers are not allowed on beach and swimming areas.
- 20) No motor boats are allowed. Private paddleboats, kayaks, canoes for use on the lake, may be kept by the lake on A rack, once approved, 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)
- 21) All garbage must be put in plastic bags prior to placing in designated garbage bins. We must recycle. Ashes, wood & steel must be in designated area. Please ask management if not sure how to proceed.
- 22) If you leave on holidays with your Rv, it is your responsibility to block your lot / driveway
- 23) No loitering after hours (eg. @chip-stand, waterslides, beaches, bathrooms) etc. Note: kids must be on their lot by 10:00 pm with adult supervision.
- 24) 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.
- 25) 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.
- 26) Anyone not renewing in the spring but having left their Rv. here for the winter will be assessed a \$150.00 fee for winter storage. Rv. and belongings must be removed before May 1th. Any Rv. left on site will be subject to daily fees of \$30.00/per day starting May 1th.
- 27) 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.
- 28) No washing of vehicles. No swimming pools, hot tub & sauna at all times. Watering of grass is strictly prohibited. Fine of \$50.00 will be applied per occurrence. 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.
- 29) **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.
- 30) 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.
- 31) **Twin Lakes Camping, it's management and park personal will not be responsible and/or liable** for accidents or injuries which happened on park property. The management and park personal 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 personal from and against all claims, demands, costs, actions, causes of action, expenses, legal fees whatsoever which may be taken or made against them.
- 32) 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.
- 33) 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. Drones are not permitted on Twin Lakes Camping site.
- 34) Appendix "A" 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 personal 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