



35 Highway 581

Moonbeam, Ontario P0L 1V0

## Seasonal Camping Contract – May 8, 2020 to Sept 13, 2020

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 with a zero balance owing on rent, hydro, damages, etc. when seasonal contract is not renewed.
2. Seasonal fee must be paid by May 1<sup>st</sup> or else, an interest of 2% per month will be applied on past due account.
3. Electricity will be charged three times during the season with a service charge added each time. All Hydro One charges including kilowatt-hours used, delivery charges, regulatory charges, debt retirement charges and rentals will be passed on to the occupant. Reading is on June 30<sup>th</sup>, July 31<sup>st</sup>, and September 10<sup>th</sup>. **Invoices must be picked up at the little office and paid within 20 days.** An invoice left unpaid before following reading, will be charged an interest fee of 6% per month and have the \$200.00 security deposit increased at the end of the season.
4. **Gate tokens are for the registered vehicles of the registered occupants ONLY. Any tokens used by anyone else will be DEACTIVATED. The registered vehicles must also have a valid sticker for the season.**
5. **Quiet hours are from 11pm until 8am.** No loud music or excessive noise. Violation of this rule will result in eviction. Please respect your neighbors at all times. It is prohibited to trespass on anyone’s lot. **No cutting through neighbors or other lots.**
6. If visitors come **BEFORE 4:30pm**, the registered occupant(s) are responsible that their visitors register at the little office, pay admission fee, wear appropriate bracelets and abide by campground rules at all times. Occupants are allowed to invite visitors for supper **AFTER 4:30pm** at no charge by putting their names on the list at the little office prior to their arrival. Visitors consists of people VISITING ONLY. This means they do not have access to the beaches or waterslides. Visitors must leave by quiet time (11pm). If they stay for the night, a \$10.00 fee per person will be applied. If your visitors don’t pay their fee, you will be charged for it. Visitors must park their vehicle in the designated “Parking for Visitors”. Occupants and parents are responsible for the safety, good conduct and also damage or loss of park property by themselves, their children, pets and guests. Crossing any fence lines 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.
7. You may purchase up to 4 individual season passes \$90.00/person/season and 2 family season passes for \$275.00 each.
8. Occupants must keep their lot clean and lawn mowed. Grass shall not be more than 5 inches long. Lawnmower is not supplied. If staff must cut the lawn etc. occupants will be charged a fee of \$35.00 each time. Management and staff are not responsible for any damages on campsite while cutting the grass.
9. **TREES AND SHRUBS MUST NOT BE DAMAGED OR CUT.** This means no cutting, no pulling, no trimming, no nails or rope/clothes lines 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. **Lots are from sewer to sewer.** RVs equipped with pullouts must not extend beyond the line of your lot when opened. Do not let your flexible sewer discharge hose reach the bottom of our sewer stand pipes. This blocks sewage flow from adjacent lots. If blockage occurs and digging is necessary, it will be at your own expense. 100lbs propane tanks are not permitted.
11. Nothing can be built against your RV. Only 1 purchased add-a-room, 1 purchased steel gazebo, 1 purchased shed & 1 purchased steel bbq shelter will be permitted on each site. No outside bars or kitchen allowed on site. Tenants must consult with the management before set up or starting any work on lot. All storage sheds must be single story with a maximum of 8 ft. walls and 100 sq. ft. For safety reasons, **sheds not located on your lot must be identified with your lot number.**
12. **ANYONE WISHING TO CONSTRUCT A DECK MUST SUBMIT A SKETCH WITH 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 and removal of the occupants’ property and belongings. Steel or wooden stakes, TV posts, etc. must not be driven in the ground. Sketch and plan must be approved by management prior to any construction or installation. For safety reasons, no building of fences of any kind in between lots are allowed. Only shrubs/trees are permitted. Docks are no longer permitted.
13. Operation of all-terrain vehicles, dirt bikes, etc. is prohibited on park property except in designated parking areas.
14. Golf Carts are permitted, must be quiet and registered on file. Operator must be at least 18 years AND have a valid driver’s license. Golf Carts must be insured with proof of insurance on file at the office. Appendix “A” must be signed.

15. Sidewalks are for walking only. NO bicycles, rollerblades, skateboards, scooters etc. allowed on sidewalks and beaches. Bicycling after dark is not permitted for safety reasons.
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 at all times and must not be left unattended. **Pets are not allowed in the water, on beaches, on sidewalks, at playgrounds or any adjacent areas.** Pets may be walked on roads only (not on sidewalks). Please limit leash to 6 feet. While walking with a pet, a poop and scoop bag must be carried to clean up the pets' droppings immediately.
17. Operators of all motor vehicles must obey all park signs, **MAXIMUM SPEED LIMIT OF 15KM/H**, stay on travel portion of road (not around speed bumps) and conform to all pertinent regulations. **Speed limits and 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 their vehicle outside the gates in the designated parking area and 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 9am 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. 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 and cement monuments around the lake. Do not put or tie your boat to the trees or cement monuments.
21. All garbage must be put in plastic bags prior to placing in designated garbage bins. **WE MUST RECYCLE.** Ashes, wood and 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. At chip-stand, waterslides, beaches, bathrooms etc.). **Kids must be on their lot by 10pm with adult supervision.**
24. Campfires are allowed in firepits, with 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 RVs and belongings, properly stored, **WATERLINES DISCONNECTED** and sewer capped from September 13, 2020 to May 8, 2021 at their own risk.
26. Anyone not renewing in the spring but having their RV here for the winter will be assessed a \$150.00 fee for winter storage. RV and belongings must be removed before May 1<sup>st</sup>. Any RV or personal belonging left on site will be subject to daily fees of \$30.00+hst/per day starting may 1<sup>st</sup>.
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. **Any soap and shampoo used must be biodegradable and phosphate free.** No washing of vehicles. No swimming pools, hot tub and/or 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 parked on your lot, not on roadway. Extra vehicles or boats trailers, etc. must be parked in designated area 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 (RVs) sold within the park or the items on lot will be charged a fee of \$350.00. Any **RVS 12 YEARS OR OLDER 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 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 a management and park staff and management will not be responsible and/or liable for accidents or injuries which happened on park property. **The management and park staff 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 others occupants or any park clients or any act of God regarding your family, your guests, yourselves, your property, your trailer and its contents. The occupants agree to protect, indemnify and save harmless Twin Lakes Camping, it's owners, management and staff from and against all claims, demands, costs, actions, causes of actions, 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 for the purpose of social media, promoting, advertising and marketing materials. Drones are not permitted on Twin Lakes Camping site.**
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.

34. Appendix "A" Golf carts rules form is part of this seasonal contract.



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**NOTE: This is a seasonal contract. Management may renew or cancel this contract and may evict tenants, their property and belongings at any time at its discretion without recourse. Rules and regulations may be modified at managements 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 management and staff will result in immediate eviction without recourse.

Name of occupant: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Lot number: \_\_\_\_\_

Name of occupant: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Lot number: \_\_\_\_\_

**NOTE:** The following attached "Camper Registration Sheet" must also be completed