

RONDEAU SHORES TRAILER PARK (2013) LTD.

Rules and Regulations Seasonal Campers

(Also referred to as a Schedule A of License of Occupation)

Campers are responsible for ensuring their guests comply with the rules

Disregarding of any of these rules and regulations or non-compliance with written requests from Park Management may result in immediate expulsion from the park, without refund of any monies.

The Park Management and staff reserve the right to refuse entry or service to anyone.

WE ARE NOT RESPONSIBLE FOR ACCIDENTS OR INJURY TO OUR CAMPERS, THEIR GUESTS, OR THEIR PROPERTY.

AGE OF RV'S and TRAILERS-Units in the park are grandfathered but subject to an inspection, prior to resale, if over 15 years old. Trailers and RVs that are not in good condition are not allowed in the park, regardless of age. An inspection and approval from the Park Management are required for any unit 15 years or older, coming into the park. An inspection does not constitute any warranty as to the condition of the unit.

AGREEMENT-Seasonal Campers must sign a License of Occupation which has to be renewed each year, by October 1st.

ALCOHOL-Alcohol may only be transported to your site in a concealed non-glass container.

ATV'S/DIRT BIKES-Riding ATVs, dirt bikes, or scooters is not allowed on park property.

BICYCLES-Bicycle riding is only permitted during daylight hours.

BOATS-Boats may be stored on your lot only.

CAMPFIRES- You are responsible for controlling and extinguishing your campfire. Management reserves the right to forbid campfires entirely, in periods of drought or when fires pose a threat to the safety of others. Do not relocate your fire pit without permission of the Park Management.

CANNABIS- Shall not be cultivated, produced, or distributed anywhere on the park property or in the Occupant's trailer. Cannabis is permitted on the Occupant's site only, however, in the event that consumption or smoking on the Site is the subject of valid nuisance complaints by other Campers or their visitors, as determined solely by the Park Manager. The Park Manager may restrict such on-site consumption or smoking as deemed by the Park Manager appropriate.

CHILDREN-Children must be supervised by parents or guardians. Children under 18 must be in an adult-supervised lot from 11 pm to 8 am.

CONSTRUCTION-Construction is allowed during the following times: May, June, September, and October – any day 9-5 pm. July and August – Monday to Friday 9-5 pm. No construction is permitted on long weekends.

DECKS-The size, design, construction material, and finish must be approved by Park Management in writing prior to beginning any construction. Decks must be unstained or stained in a natural color.

DRIVING/PARKING-Park speed limit is 8KM per Hour. This includes golf carts. Roads must be kept clear at all times for other vehicles and emergencies. Only drivers with a driver's license are permitted. The same rules as on public roads apply, even to golf carts. Parking is restricted to your own site or designated parking areas. Parking is not permitted on empty lots or Park green spaces.

ELECTRICAL WIRING-All wiring must be done by a licensed electrician and according to code. Flexible cords (extension cords) are not allowed to be used as permanent wiring. Only one solid plug (110v/30A) matching park receptacle is allowed. No splitters or cheaters are allowed, EVER.

EQUIPMENT PERMITTED-One trailer or camping unit, deck, or add a room, is permitted depending on site size and trailer-RV size. NO tents are permitted on seasonal lots, except SMALL play tents for children's daytime use. No picnic table will be supplied for seasonal sites. Only one fire pit is allowed per site.

FENCES- Do not lean or stack anything (including wood piles) against any fence.

FIREWOOD-Seasonal campers may bring clean firewood (hardwood) into the park.

FRIDGES-A second fridge is permitted as long as it is stored in your shed and providing it is not more than 10cu. Ft. A maximum of 1 AC (110V) fridge is permitted per site. All food stored in the camper's fridge is stored at the camper's own risk.

FIREWORKS-NO FIREWORKS ARE PERMITTED IN THE PARK OR ON THE BEACH AT ANY TIME.

GARBAGE/RECYCLING-Garbage must be placed in garbage bins. Please place garbage in plastic bags and close bags. No garbage from outside the park is permitted ONLY regular household garbage is allowed to be disposed of in park garbage bins. All other items including hazardous waste are not allowed. No fire pit ash, branches, leaves, or wood is to be disposed of in the park bins. Please place cans, plastic bottles, and glass bottles in the appropriate containers. Please cut down boxes and place them outside in the corner beside the garbage bins.

GAZEBOS-Gazebos, both hard-topped and soft-topped are allowed, the unit is a maximum of 10' x 10'. The actual unit, location, and size must be approved by Park Management in writing prior to construction.

GOLF CARTS- No driving golf carts from 8 pm to 8 am unless your golf cart has appropriate running lights and you currently have a handicap sticker. A copy must be provided to the Management. Golf carts must be insured.

HARASSMENT-The Park is committed to maintaining a harassment-free environment where campers and staff are treated with respect and dignity. This means that discrimination and harassment are not tolerated. Harassment is any behavior that demeans, humiliates, or embarrasses a person, and that the responsible person should have known would be unwelcome. It includes actions (e.g. touching, pushing), comments (e.g. jokes, name-calling), or displays (e.g. posters, cartoons). This can be any action that is related to race, nationality, ethical origin, color, religion, age, sex, marital status, family, status, criminal conviction, or sexual orientation.

INSURANCE-Seasonal campers are responsible for the adequate trailer, RV, golf carts, and liability insurance coverage. Please supply the office with a copy of your insurance policy. The Park is NOT RESPONSIBLE or liable for any damage or theft.

GUESTS- Visitors are not permitted to be on-site without seasonal lot owners or permitted yearly-pass campers. The Seasonal Camper is responsible for advising their guest (s) of the Park Rules and Regulations and is responsible for their guest(s) behavior or any fees may incur. Renting or subletting is forbidden.

MOTORCYCLES-Seasonal Campers are not permitted to bring motorcycles into the park. Visitors coming into the park, with motorcycles, may not enter before 10 am and must leave the Park by 8 pm. They must drive directly to and from your site.

MUSIC-All music and outside TVs MUST be turned off at 11 pm. All electronic devices must be kept at a private listening level at a times.

OCCUPANTS PER SITE-A maximum of one family (2 adults and 2 children under 18) per site is allowed. There is a charge for additional persons. Only one sleeping unit and one dining tent per site.

OFF SEASON-The Park is CLOSED during the off-season. We allow seasonal campers (in good standing) to park on New Scotland Line and walk into the park to check on their unit. For security reasons, please inform Park Management prior to arriving. All campers must leave by 5 pm.

PETS-A maximum of 2 dogs or 2 cats per site is allowed. Dogs over 50lbs must be approved by Park Management. Pet owners are required to clean up after their pets. All pets must be kept on a leash at all times REGARDLESS OF SIZE, while outside your unit. No unattended chaining or gathering of pets is permitted. No pet kennels or pet gazebos are allowed. Pets are not allowed in Park buildings, pool areas, playgrounds, or beaches. All pets must be tagged, have proper shots and comply with all applicable laws or municipal by-laws. It is the responsibility of the camper to clean and restore any areas of the site where mess or damage has occurred. Noisy aggressive pets will, upon request of the Park Management, be permanently removed from the park. The Park owners, manager, and staff are not responsible for any actions of campers' pets while in the park.

PICNIC TABLES-One picnic table is provided for overnight guests. No picnic tables are provided for seasonal guests. Do not remove a table from another lot without direct permission from the Park Manager.

PLAYGROUND- The playground is closed between dusk and 8 am.

PRIVACY-Respect the privacy of other campers and refrain from walking through their sites.

QUIET HOURS-Quiet hours are from 11 pm to 8 am. Excessive noise at any time is not permitted.

SALES-Park Management must be advised of any trailer or RV for sale in the park. Park Management reserves the right to disallow a sale of any RV or trailer, remaining in the park if the unit's age and/or condition do not meet the current Park standards. If the unit's age or condition does not meet the current Park standards, it cannot change ownership and remain in the park. It must be removed from the park by the current

owner. See the manager for additional information regarding sales of units in the park. Your account must be up to date for any sale to take place.

SATELLITE DISHES-TV ANTENNAS-Tower are not permitted. Roof-mounted (factory-installed) antennas are permitted. Small satellite dishes are allowed as long as they are mounted on trailers or locations approved by Park Manager. Satellite dishes must not be mounted on trees or off the Seasonal Camper's site. Tree branches and shrubs must not be removed to allow better reception.

SEPTIC-Hook up-All septic hoses must be connected to the park system with proper screw or bayonet fittings. All hook-ups are subject to inspection

SHEDS-Only One shed per site is allowed. Maximum size shed is 8ft. by 8ft. tall. Make, location and size must be approved by Park Manager in writing prior to construction, Aluminum or wood sheds are NOT allowed, only resin or plastic is allowed.

SITE CHANGES-All site changes (new or relocating) such as patio stones, fire pits, posts, shrubs etc. must be approved by the Park Manager in writing.

SITE MAINTENANCE-All sites must be kept tidy. Storage of non-camping items is prohibited. Grass cutting is your responsibility. If the Park staff has to cut your grass a fee will be charged. We will cut your grass without notice if it is too long. Please keep your wood pile tidy.

SKIRTING-Skating is suggested. Campers should check with their insurance to find out if it is required. If you do not skirt your unit must keep the area under your unit tidy.

SMOKE DETECTORS-Smoke/Carbon monoxide and fume (propane) detectors- it is the campers' responsibility to have working smoke/Carbon monoxide and fume detectors in their camping unit during the entire camping season.

SOLICITING-There shall be no business or sales of any kind advertised or conducted on Park property without the written approval of the Park Manager.

STORAGE- Storage of vehicles, utility trailers, ATVs, snowmobiles, dirt bikes or additional camping units on any site is prohibited. No unlicensed vehicles are allowed on park property.

TARPS-No tarps are allowed as windbreaks or to cover trailers, RVs, or any structure during the summer season.

SWIMMING POOL/BEACH-Swimming in the pool or lake is at your own risk and only allowed during daylight hours. Please observe posted regulations for the pool. Children under the age of 3 or children wearing any kind of diaper are NOT allowed in the pool. No food, Beverages, or smoking is allowed in the pool area No water toys are permitted, and only flotation devices for small children are allowed with Park Manager's approval. Please do not tamper with the pool heater or pool equipment, including rope in the pool area. Anyone who causes damage to the pool equipment will be required to pay for damages and may be banned from the pool for the season.

SWEARING-Offensive language/profanities of any kind are not permitted on Park property.

TREES & SHRUBS- No cutting, defacing, nailing to, or removal of shrubs, plants, or trees (dead or alive) is permitted. Permission for exceptions must be obtained from the Park Manager. Ropes, clotheslines, lights, etc. are not permitted around trees.

VACATING YOUR SITE-Any permanent improvements such as shrubs, plants, and trees as well as fire pits must remain on site when it is vacated. Any structure like fences, fire pits, etc. owned by the park must remain on site. Any removal without permission of the Park Manager is subject to the cost of restoration. Please leave the site clean and tidy for the next camper.

VANDALISM/THEFT-there is no zero-tolerance policy for any acts of theft or vandalism. This could result in immediate eviction from the park.

WATER USE-Water use is restricted to drinking and household purposes including watering of flower beds. We allow trailer washing but not on long weekends. All other uses such as car washing and sprinkler washing are not allowed. Please practice water conservation, especially on weekends.

WEAPONS-No weapons of any kind are permitted on Park property.

The Park Management reserve the right to amend the Rules and Regulations of the Park at any time.

RONDEAU SHORES TRAILER PARK

12686 NEW SCOTLAND LINE, MORPETH ON N0P 1X0 – TEL: **(519) 674 – 3330** - EMAIL: **RONDEAUSTP@GMAIL.COM**