



LICENSE OF OCCUPATION

BETWEEN:

Cedar Beach Resort/ Sandaraska Park.

-AND-

Name: _____ Date of Birth: _____
(Site User/Contracting Party: hereinafter the "OCCUPANT") #1

Name: _____ Date of Birth: _____
(Site User/Contracting Party: hereinafter the "OCCUPANT") #2

PERMANENT HOME ADDRESS: _____,

City/Town: _____ Province: _____ Postal Code: _____

Home Phone Number: _____ Mobile Phone Number: _____

Address on the Driver's License the same as the Permanent Home Address: Yes _____ No _____

Insurance Company Name _____ Policy # _____

Campground assigned on policy as co insured Yes _____ No _____

Period of coverage From _____ To _____

Vehicle Licence Plate #: _____ E-mail Address: _____

The Owner has agreed to grant a license to the Occupant to use the following site with the services specified:

Site: _____ (the Site) at **Sandaraska Park 156 Sandaraska Rd Pontypool ON L0A 1K0** (the park)

The license of use of the Site by the Owner to the Occupant shall be in consideration for and subject to the following terms and conditions: A **171** day license for a term commencing on the 1st day of May, 2020, and expiring on the 18th day of October, 2020 dependant on weather. It is expressly acknowledged that there is no representation or assurance by the Owner to the Occupant that this license will be renewed annually and absent any written agreement of renewal of this license for any period, the Occupant shall vacate the site at the end of the term. **The Park is closed from October 19, 2020 to April 30, 2021 with no water, sewer, road clearing, or other services and only pre-authorized, limited access to the Site will be permitted.**

Initials of occupant _____

The Occupant and following persons may use the site, provided this License of Occupation is operative and in good standing:

Name: Relationship to Occupant: Date of Birth:

The Occupant agrees to abide by the terms of this license agreement, and to ensure other permitted Site users abide by the terms of this license agreement, specifically but not limited to Sections 1 through 4.

Camping is an outdoor recreational activity. The participants known as campers leave their permanent residence and enjoy amenities and natural features of the outdoors. A campground is a designated area where camping takes place.

1. It is agreed by the parties that the intended use for the Site is for seasonal recreational and vacation purposes only. The Park is designed and intended for use for seasonal or temporary campground and recreational use only and as such the trailer on site cannot be used as a permanent residential or home address
2. It is agreed by the parties that the actual use of the Site shall be for seasonal, recreational purposes for temporary periods of time only and as further restricted by periods of Park Closure. As well, during any use of the specified site by the Occupants, the Occupants shall maintain a permanent residential premises elsewhere than at the Park, that the Occupants have unlimited access to and it is acknowledged by the Occupant that zoning for the Park prohibits residential uses of Sites in the Park.
3. It is agreed and understood between the Owner and the Occupants that the word "trailer" as set out in paragraph 1 above, shall include Recreational Vehicles and Park Model Trailers (as defined by the C.S.A. Standards Z-241), but shall not include Mobile Homes as defined by the C.S.A. Standards Z-240
4. It is agreed and understood between the parties that the words "seasonal" or "temporary periods of time" as set out in paragraph 2 above may include periodic or recurrent use pertaining to all seasons of the year but shall not include use of the Site when the Park is closed.
5. This license is for the occupation of the Site only and the Occupant acknowledges that he is a licensee with respect to any facilities assigned to him and is deemed to have willingly assumed, without restriction, all risks arising out of his use of the Site and the Park.
6. All charges for a deposit, storage, rent, services, etc., are due and payable when invoiced (a schedule of deposit and added charges is attached to this License Agreement – Schedule 1)
7. All deposits are non-refundable and are held against the final balance owing in any year. The deposit is forfeited as liquidated damages and not as a penalty upon breach of any term of this agreement.
8. In addition to the Site, the Occupant shall have the use in common with others so entitled to all common areas provided without additional charge. This license may be renewed solely at the discretion of the Owner from year to year save and except any adjustment in the fees charged, unless terminated by either party, in writing, on or before September 15th of each calendar year.
9. In addition to the foregoing, the Occupant shall pay in addition any taxes, assessments, levies, or license fees imposed by any authority on or as a result of any equipment, fixtures, improvements, furnishings or vehicles erected, placed or left on the Site by or on behalf of the Occupant which additional charges shall be payable immediately upon receipt of any notice or demand for payment received by the Owner and conveyed to the Occupant.

Initials of occupant _____

10. The Occupant hereby acknowledges receipt of and agrees to be bound by the terms and conditions of the rules of the Park as presently in existence, being Schedule 1 hereto, or as may be reasonably established or at the discretion of the Owner modified from time to time. Amendments to this license, at the sole discretion of the Owner, may be instituted with written notice to the licensee. If the Occupant objects to the amendment to the Park rules, the Occupant may, upon written notice to the Owner within seven (7) days of receipt of such amendment, terminate the license and leave the Park within 14 days of delivery of written notice to the Owner with no penalty.
11. The Occupant hereby undertakes and agrees that he will inform any family members and guests, visitors or other persons attending at the Occupant's Site as to the Park rules, from time to time. The Occupant is responsible for the observance of the Park rules personally or by his permitted family members, guests, visitors or other persons attending at the Occupant's site or in the Park with the Occupant's permission or knowledge.
12. Any failure to remit any payments required under the terms of this agreement and any breach of any of the rules of the Park by the Occupant, his permitted family members, guests, visitors or other persons attending at the Occupant's Site, shall be deemed to be a breach of this license and this license may be immediately terminated at the option of the Owner.
13. The Occupant hereby authorizes and directs the Owner, upon termination of this license 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 above Site, or elsewhere in the Park, and the Owner shall not be liable for any damages thereby occasioned.
14. The Owner assumes no responsibility for any loss through fire, theft, collision or otherwise to trailers, additions, improvements or cars or their contents, regardless of cause. The Occupant agrees that the use of the Park or its facilities is solely at the risk of himself, his family and guests. The Occupant, his family and his guests, for themselves, their heirs, executors, administrators, successors and assigns HEREBY RELEASE, WAIVE AND FOREVER DISCHARGE the Owner, his agents, servants, successors and assigns OF AND FROM ALL CLAIMS, demands, damages, costs, expenses, actions and causes of action, whether in law or equity, in respect of death, injury, loss or damages to himself, his family or guests or their property HOWSOEVER CAUSED, arising or to arise by reason of occupation of the above mentioned site and use of the Park or otherwise, whether prior to, during or subsequent to this AND NOTWITHSTANDING that the same may have been contributed to or occasioned by the negligence of any of the aforesaid. The Occupant further undertakes on his own behalf and on behalf of his family and guests to indemnify all the aforesaid from and against any and all liability incurred by any or all of them arising as a result of or in any way connected with the license.
15. The Occupant hereby undertakes and agrees to abide by, and comply with, all the provisions, terms and conditions of any applicable municipal, provincial or federal laws and regulations and any failure to do so may be deemed to be by the Occupant, his permitted family members, guests, visitors or others attending at the Occupant's Site with the Occupant's permission, a breach of this license and, at the Owners' sole discretion, grounds for immediate termination of this License, upon which the trailer shall be removed from the Site and all occupancy at the Site shall cease, with no refund of any deposit held by the Owner in respect of this License.
16. The address for notification to the Occupant of a Notice to be given under the term of this license, or otherwise, shall be at the permanent home address of the Occupant as set out above, unless written notice of a change has been given by regular first class mail. Any notification pursuant to the terms of this license shall be deemed to have been received five working days after it is mailed by regular mail or immediately if delivered to an apparently adult person at the address.
17. In the event of any default of any of the terms and conditions of this license agreement, and except where otherwise stated, the Owner shall have the following rights:
 - a. On fourteen days prior written notice of default delivered, or deemed received under the terms of this license, to terminate this license agreement and re-enter upon the above Site and repossess it.
 - b. To sue for any overdue payments or damages arising out of a breach of this license together with interest, (at the Courts of Justice Act Rate), Legal Costs together with any other costs of any nature or kind which may be incurred in repossessing the Site and collecting overdue payments or damages.
 - c. To seize any goods or property on the Site subject to any applicable provisions of the law and to sell the same to recover any monies or damages owing.
 - d. to bar the Occupant, members of his family, guests, visitors or other persons attending at the Occupant's Site or at the Park with the Occupant's permission from:
 - i. staying past 8:00 p.m. on any night of the aforementioned fourteen (14) days;
 - ii. attending or participating in any common activities as may be held in the Park.

Initials of occupant _____

18. The Occupant acknowledges and agrees that no sales shall be advertised or conducted on any Site and the Owner strictly reserves the right to act as the exclusive sales agent within the Park with respect to the sale of any trailer or structure.
19. This license is personal to the Occupant and is not assignable unless the Owner consents, which consent may be unreasonably refused.
20. In the event that this Site shall be repossessed under the terms of this license, any goods including any trailer that the Occupant has left on the Site shall be deemed to be an article as defined by the *Repair and Storage Liens Act* of Ontario, (hereinafter referred to as "the Act"), and may be removed by the Owner who shall be deemed to be a lien claimant and storer under the Act, to whatever location the Owner deems appropriate and the Owner in such removal and storage will not be responsible for any loss or damage to such goods. The Occupant will be responsible for any storage costs and moving costs incurred, together with any outstanding rent or charges or any other monies due under this agreement and the Owner may recover costs and/or monies owing in accordance with the provisions of the Act.
21. Notice is hereby given that entry to the Park is permitted only for activities conducted in accordance with this license and the rules and regulations as they exist from time to time and all other activities are prohibited in accordance with the provisions of *The Trespass To Property Act*, R.S.O., 1990 c. T.21, as amended from time to time. Any person violating this notice or failing to leave the premises immediately when directed to do so shall be in violation of the said Act and may be prosecuted in accordance with its provisions.
22. The Occupant of the Site shall exercise such care as is reasonable in the maintenance of the Site during the term of his License to ensure that persons entering on the Site and the property brought on the Site by such persons are reasonably safe while on the Site and shall save the Owner harmless from any claims as a result of the failure of the Occupant to do so. This clause is included to exclude and modify the Owners' liability as described above and in accordance with the exclusion and modification permitted by the *Occupiers' Liability Act*, Ontario.
23. No add-ons, additions or Site improvements shall be incorporated without prior written approval. If such approval is granted, such add-ons, additions or improvements must be incorporated so as not to impede the expeditious vacating of the Site and removal of the Occupant's property.
24. A waiver of any one or more of the terms or conditions herein contained shall not be deemed to be a waiver of any of the other terms and conditions of this other than those specifically waived and in no event shall any waiver be deemed to be a continuing waiver
25. By his/her signing of this license the Occupant hereby represents to the Owner and warrants that he/she has the responsibility and/or authority to sign on behalf of family members, guests, visitors or other persons attending at the Site from time to time.
26. The Occupant further agrees that while his trailer and equipment of any nature is on the Owner's premises, he will not hire or permit any person or any company, other than the Owner to perform any labour thereon or to make installation of equipment thereof; it being understood that the owner does not permit any competitive labour or services to be performed on its premises without its express written authorization. The foregoing limitation is not intended to prevent the Occupant or his family from doing such work provided such work is done in accordance with all pertinent laws and/or regulations and has been approved in writing by the Owner. Once such work is approved the Occupant shall provide the Owner a true copy of Worker's Compensation coverage or liability insurance if self-employed.
27. The Occupier acknowledges that permanent structures of any kind are prohibited on the site and the Occupier shall not claim to be the owner of a permanent structure used or intended for use as living accommodation on the site. It is agreed that if there is a finding by a court, tribunal or office of competent jurisdiction that there is permanent living accommodation located on the site, or if such a claim is made by the Occupier, such claim or finding shall be good and valid grounds for termination of this License of Occupation.
28. If the Occupant shall become bankrupt then accruing License charges together with the License charges for the three months next ensuing shall immediately become due and payable, and the term shall, at the option of the Owner, forthwith be terminated and such accelerated License charge and additional License charges shall be recoverable by the Owner as if it were License charges in arrears.

Initials of occupant _____

- 29. The Occupant shall not register this license, notice of this license or any other document related to this license nor any notice of those documents against the title to the licensed site or the Park unless he has first obtained from the Owner approval in writing concerning the form and content of the document proposed to be registered. The foregoing shall not apply to the registration of a Charge/Mortgage of License provided the notice of the License which it secures has been approved for registration as set out herein. The Occupant will be responsible for payment to the Owner for its out of pocket expenses incurred in connection with its review and approval of such proposed registration.
- 30. This license, including the schedules hereto, shall constitute the entire arrangement between the parties. There is no representation, warranty, condition or collateral agreement affecting this document other than as expressed herein in writing. This license shall be read with all changes of gender and number as required by the context.

This form is prepared for the exclusive use by members of The Ontario Private Campground Association. Any unauthorized use of this License form is prohibited.

This agreement signed the ____ day of _____, _____, at _____ Ontario shall be binding upon the heirs, executors, administrators and permitted assigns of the parties hereto.

_____	_____
Name of Owner (print)	Signature of Owner
_____	_____
Name of Occupant 1 (print)	Signature of Occupant 1
_____	_____
Name of Occupant 2 (print)	Signature of Occupant 2
_____	_____
Name of Witness (print)	Signature of Witness

 Witness contact information (phone number/email)

I, the named Occupant for the specified site acknowledge providing the personal information pursuant to this license agreement and confirm the accuracy of the same. **I, the named Occupant consent to the disclosure of this personal information for the use by the owner as required from time to time to administer and enforce this agreement.**

 Initials Occupant 1

 Initials Occupant 2

I, the named Occupant herein acknowledge that this contract is governed by the laws of the Province of Ontario. I further understand that the Ontario Courts are the Court of exclusive jurisdiction in the event of any Court action between the parties.

 Initials Occupant 1

 Initials Occupant 2

I, the named Occupant herein acknowledge that providing a copy of my drivers' license is voluntary and that this information will be retained to demonstrate my permanent residency. I understand that this information will be retained and that I have been given the option of redacting any information in the photocopy I do not consent to disclosing. I consent to disclosing the information on the photocopy of my drivers' license that I have not chosen to redact.

 Initials Occupant 1

 Initials Occupant 2



SCHEDULE 1

Occupancy of Lots and Fees

Lots fees are based on a family of 2 adults and 2 children or grandchildren less than 18 years of age. Campers may register additional adults or children to their site for the current park pass rate, which would give them the same park privileges. Only ONE sleeping/camping unit per site. Any extra units erected will be charged the daily rate. When your trailer is occupied during your absence by any person(s) other than the registered family, the daily rate applies. Seasons passes do not cover subletting.

Seasonal fees are due May 31st 2020 for returning guests and within 30 days of registration for new customers. **There will be no access to the park until season fees are paid in full.** Seasonal fees will only be pro-rated for the purpose of trailer sales and seasonal guests coming in mid-season will be billed the lesser of the transient rate or seasonal price. There are no refunds for seasonal customers leaving mid-season. **Sites will be considered vacant if not occupied by a trailer for greater than 30 days without previous permission from management.**

Renewals for the concurrent season are due by September 15th of current year. Seasonal renewal fees are \$500.00 plus HST. The renewal fee is required to secure a spot for the following year; if no renewal payment has been made there is NO GUARANTEE that a site will be available for the upcoming season. Any payments made after the deadline (September 15th) are subject to an additional late fee. Please see section on *Fees We Prefer Never To Charge*.

Seasonal clients that fail to register and put a down payment on the next season will be subject to pay a winter storage charge of \$500.00 plus HST. This charge is an additional fee as it DOES NOT act as a deposit and will be charged together with the current season fee.

If a new or current seasonal resident has indicated that they intend to return for the following season, but then wishes to withdraw their application or renewal, they have until April 1st to give written notice to management. Under no circumstances will the renewal deposit be refunded. If a client misses this deadline, they will still be responsible for the full season fee. After giving written notice, the client will have until May 15th to vacate the site. If a client fails to vacate the property, they will be charged the posted transient rate until they clear the property. Vacated sites are to be left in pristine condition or site restoration charges may be billed to customer.

Park Model Policy

New park model trailers (10 or 12 feet wide chassis) must be purchased through the Park Office. We offer sales in Woodland Park, Northlander, and Quailridge trailers that we are confident can accommodate your needs.

Insurance

All occupants agree to have third party liability insurance on any and all trailers/RV's/Golf cart's and horse trailers. Trailers are the responsibility of the owner to insure and should cover the whole year for protection against damage to trailers during the off season and when the park is closed. Any motorized vehicles used on Sandaraska property must have insurance and the office must have a copy of the current policy on file before you are permitted to ride on Sandaraska property.

Sales of Used Trailers Located in the Park

When you are looking to sell your used trailer, you have some options and some decisions. If you would like to sell your trailer within the park you will benefit from it showing on your lot with all of your landscaping and all the amenities of the park. This will yield a higher price for your trailer than if you were to try and sell the unit in your driveway. Here's what you need to know:

- The 8% commission is based on a fair market value of the trailer and is applicable to all trailers sold privately or through the Office. Minimum commission of \$800.00 for any trailer sold on park property.
- All trailers must undergo a trailer inspection by a third-party RV technician as well as Government regulated TSSA inspection before sold.
- Tow-able trailers (park models excluded) cannot be sold if older than 10 years of age. **Unless permission is given based on exception quality.**
- All private sales must be registered at the office.
- Sellers may list trailer through park website and retain the right to show it privately.

Construction in the Park

There are to be no fences or obstructions permitted on seasonal sites without written approval from management. Storage sheds are permitted with 1 shed per site and each shed cannot exceed 10' x 10' (100 sq. ft.) and must be factory fabricated. All sheds must be approved by park management and properly maintained or park staff will deconstruct them. Used sheds and decks are not allowed to be sold or moved in the park unless approved. Metal sheds are not permitted and must be replaced before renewal for 2021.

Decks are permitted on seasonal sites providing a drawing of construction is submitted to the office and is approved. All construction drawings will be kept on file.

Florida rooms, add-a-rooms, and aluminum awnings shall only be purchased from and installed by persons or firms who have been approved and appointed by Park Management. This policy is intended to maintain the quality and appearance of the park.

Unauthorized construction can and will be taken down at the owner's expense. For unique situations of lot size and shape exceptions can be made. Please see management at the park office. **For construction hours please see section on Quiet Hours.**

Clothes lines of any kind are not permitted. Only drying of bathing towels and bathing suits are permitted. No one is permitted to use clotheslines to dry personal laundry. Clothes lines may not be strung from trees or shrubs on the campsite. Remove all lines when not in use.

Satellite dishes must be mounted on the RV/trailer or in a location approved in writing by the park and must not interfere with park maintenance. Satellite dishes may **NOT** be mounted on trees. Branches may not be removed from the campsite to facilitate reception of a satellite signal without the prior consent from the office.

Sewage

Park sewage is treated throughout the park and is managed park staff. The system is designed to handle human waste and is not intended for items such as feminine products, condoms, baby wipes, or grease. Abuse of these rules can severely damage the park system and cause backups that nobody enjoys. Customers disposing of grease and animal fats into the septic system maybe held libel for all repairs. Please ensure that you are sewer wise and only flush human products. Abuse will not be tolerated.

For campers hooked up to a greywater pits, these pits are for household waste water **only**, not sewer.

Water System

Water service to all sites is generally operational from May 1st to mid October for the use of park clients. The system is dependent on current weather conditions that are sadly beyond the control of Park Management. The maintenance staff cannot foretell an emergency shut down due to water breaks or cold weather and therefore cannot always give notice. Please be assured that the staff has your best interests in mind and we always strive to make repairs as quickly as possible.

Water to your site comes from our own wells and there is a limit to the amount available. Washing of trailers is only permitted on weekdays during the early spring. It is not possible to allow you to wash your trailer on weekends at anytime. Please do not wash the sidewalk, patio or your car in the campground.

No washer or dryers are permitted in your trailers.

All potable water is treated and tested in accordance with Ontario Regulation 319/08. For any information on testing results please ask at the Office.

Golf Carts

All motorized vehicles operating on Park Property must be driven in a safe and responsible manner. The operator of a golf cart must hold a valid G2 or G certified driver's license and young drivers must provide proof of license if asked. The number of passengers will not exceed number of seats and the speed limit is 15km/h. No alcohol may be consumed on the cart and driving under the influence of drugs or alcohol can result in police involvement. Screaming, hollering, abusive language, and boisterous behavior will not be tolerated. After 11 pm your cart must be back on your site and stay there until 8 am the next morning. Each cart must have front and rear lights if driven after dusk. Each cart must have the owners site address 6" high on each side (example: Forest Lane 7 would say FL 7 on both sides or on a license plate) and be registered at the park office. All carts must travel exclusively on roadways within the park and must abide by the indicated direction of travel on one-way streets. Please keep in mind any golf cart or any motorized vehicle has the same liability as when you're driving your car. Please consider insurance and remember that you can be charged with impaired driving on park property. **We reserve the right to refuse the use of a golf cart to any resident not complying with these requests. Infractions of this policy are subject to a list of fines listed in Fee's We Prefer Never to Charge**

Quiet Hours

Quiet hours are 11:00 PM to 8:00 AM. Minimal noise tolerated, no music. All children under the age of 16 must be on their lot after 10:00 pm or accompanied by an adult. Noise disturbances to others will not be tolerated at any time. **Construction hours are allowed Monday-Friday from 8:30 AM – 5 PM, Saturdays from 10 AM – 5 PM and Sundays from 12 – 4 PM. No construction noise tolerated outside of the designated hours.**

Lot Maintenance

Park lots must be kept in a tidy and clean manner. Grass must be kept cut, trimmed and free of all rubbish and debris. **Lawns will be cut and charged to your account if not maintained at our discretion at a cost of \$50.00/ lot and residents will be given 4 days notice followed by photo of lot.** Spring leaf clean up must be done by the conclusion of the Victoria day long weekend. Lots that have not been cleaned appropriately will be done so by Park staff and billed at \$45.00/hour. Campers notified of problems and complaints regarding their lot must take appropriate action to comply with park rules or may be asked to leave the campground.

Watering your grass is **not** permitted as we have only one well. Cutting, defacing, peeling, damaging, putting nails or other objects in trees is strictly prohibited. Where, with the permission of the office, the Occupant makes improvements to the site, such as sod, seeding, the planting of trees, shrubs, etc., those improvements shall become fixtures of the campground and may **not** be removed at such time, or in the event that, the Occupant moves from the site. Trees, shrubs, and flowers planted become property of Sandaraska Park. No digging on campsites, unless prior authorization has been obtained. There is a danger of striking underground wiring or water pipes.

Hydro

It is the responsibility of the seasonal campers to pay their hydro expenses within thirty days of reading/invoice date. All invoices will be emailed to residents and available for pick up at the park office. All campers must put down a hydro deposit each spring which is applied to your fall bill. Any electrical modifications must be completed by an approved electrician and approved by the park BEFORE the work is to start.

Garbage

The garbage contract has been changed. We can accept household garbage only and it can be in a black bag. Cardboard must be broken down and put in the appropriate bin. Recycling can go in the blue bins for now as we test the system.

Pets

2 dog maximum and they must be kept on a leash and cleaned up after. DO NOT leave your pets unattended and please control the barking. No pets are permitted in the La Barn (rec. hall) or the enclosed pool area. Guests are allowed to bring only 2 dogs. All dogs are subject to the Dog Owner's Liability Act of Ontario, available at www.ontario.ca/laws/statute/90d16.

Swimming Pool

We **DO NOT** have a lifeguard at the pool: your child's safety is your responsibility. Children under 12 years of age **MUST** be accompanied by a responsible adult (over the age of 16). All rules posted in the pool area must be strictly adhered to by all bathers. Proper bathing suits must be worn at all times. Parents/Guardians will be held responsible for the actions of their children. No one is permitted to swim alone.

Entrance Gates

Seasonal campers are permitted a to have one gate card per licensed driver registered on the site. Gate cards cost is \$20.00 plus HST and is non refundable. Gate cards are for the use of Occupants identified and registered under the License of Occupation for the campsite only. Allowing anyone in with your card will render yours void. The gate will close behind **each** vehicle. Please inform your guests about the gate.

Responsibility

Registered campers are responsible at all times for the safety and conduct of their family and any visitors to their lot.

Visitors

Visitors must pay and register at the office **before** entering the park. Unregistered Park visitors that do not register before entering the Park are trespassing on private property and will be removed from the premises. Use of the pools and park are privileges extended only to the registered guests and paying visitors. Senior guests 65 and older are free for day use only and pay regular adult rates for overnight stays.

Parking

Seasonal campers are required to park their vehicle on their own site. Paid guests may park on the side of the road ways where possible and shall not impede neighbours access to their trailers or flow of traffic on the road. Storage and utility trailers cannot be parked on sites within the park and must go placed in the back ATV/Dirtbike parking area.

Alcohol

Alcohol may be consumed on the campsite only and must be kept out of the pool area. Excessive drinking or profane language will not be tolerated. Should you choose to smoke marijuana, we ask that you do it on your site. Please be courteous of your neighbours.

Business

The occupant acknowledges and agrees that no business or sales shall be advertised or conducted on or from any site and the Park owner strictly reserves the right to act as the exclusive sales agent within the campground.

Horse Sites

Any horse pens or shelters erected on the property can only be done with the permission of the park. There will be no guarantee that they can remain on the site when you leave the park. You will be responsible to remove and clean-up of everything on your site including horse pens and shelters. Horse sites are inclusive of 2 horse and additional horses will be billed at \$500.00/ season/ horse.

Campers are responsible for the care, wellbeing, and clean-up of their horses at all time on park property. Park Management reserves the right to remove any trailer or campers and cancel a reservation if there are signs of neglect.

Mail

Sandaraska Park will not accept any mail for campers. Please use your home address or purchase a P.O. box from our local post office

Theft and Vandalism

There is a zero-tolerance policy in effect in respect of any acts of theft or vandalism within the park. In the event that an Occupant, their family, guests or invitees are caught vandalizing or defacing park property or stealing, the Occupant and their trailer will be evicted from the park without refund or adjustment of the seasonal site fee.

Municipal Taxes

Park residents that have been deemed to have "permanent structures" by the Municipal Property Assessment Corporation will be responsible for all residential tax related to their trailer charged to Sandaraska Park by the municipality.

Dirt bikes and ATVs in the Park

We are reviewing the policy on dirt bikes and atv's and whether they should be allowed to travel slowly through the park directly from the site to the forest. Until further amendments all dirt bikes and atv's must be parked in the storage area access from trailside and are not permitted to be ridden within the park or stored on site.

Fees We Prefer Never to Charge

Interest: the park charges interest at a rate of 1.5% on all accounts 30 days past due payment.

Winter Storage - \$500 + HST October 20th to May 1st. Transient rates apply daily once the park is open.

Late Seasonal Renewal - \$5/day up to a maximum of \$50.00 + HST

Visitors: an additional \$20.00 will be charged for park guests that do not register at the office BEFORE entering the park.

Seizing of Trailer: An additional \$500.00 + additional fees.

General clean-up of unmaintained lots: \$50.00 to mow unkept lawns. Other maintenance is \$45.00/hour per man. \$95.00/hour for man & tractor. Minimum charge is 1 hour.

Failure to register golf cart- \$50.00

Under age golf cart driver- \$200.00/ infraction

I agree to the Fees We Prefer Never to Charge:

Initials Occupant 1

Initials Occupant 2

Seasonal Client:

*I _____ have read over the terms and conditions of the schedule 1 of Sandaraska Park.
I Hereby abide and agree with these terms and conditions.*

Signature: _____

Date: _____