



Sandaraska P A R K

LICENSE OF OCCUPATION - 2022

BETWEEN:

Sandaraska Park

(Complete Legal Name)

CAMPGROUND OWNER/OPERATOR (Hereinafter the "OWNER")

- 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: _____

Telephone: Home.: _____ Cellular: _____

E-mail Address/s: _____

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 #: _____

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, Millbrook ON (the Park)
(Campground Name/Address)

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 168 day license for a term commencing on the 1st day of May, 2022, and expiring on the 16th day of October, 2022. 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.

PLEASE RECORD KEY FOB NUMBER(S) BELOW:

This can be found on the front of your key fob, beginning with 055 or at the bottom of your gate card beginning with 203 or 252. **Key fobs not recorded will not be activated.**

Key fob #: _____

License of Occupation continued

The Park is closed from October 17th 2022 to May 1st 2023 with no water, sewer, road clearing, or other services and only pre-authorized, limited access to the Site will be permitted.

License charge for use of the Site is \$_____ plus 13% HST per season plus hydro.

Additional charges are laid out in Schedule 1 2022.

In the event of a Park operations shut-down or opening delay imposed by governmental, public health or other regulatory authorities, the License charge shall nonetheless be payable in full, subject only to the Owner's sole and exclusive exercise of discretion, which may be unreasonably exercised, in determining whether the License charge shall abate during the period of shut-down or delay, as the case may be.

The Occupant and following persons may use the site, provided this License 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 agreement.

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 seasonal 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 and shall not be used as a permanent or principal 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 premise 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)
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.

License of Occupation continued

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 the end of Labour Day weekend 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.
10. The Occupant shall not cultivate, produce or distribute cannabis anywhere on Park lands, the Site, or in the Occupant's trailer.
11. Lawful consumption of alcohol or any other substance that may impair cognitive judgment and mobility, and the smoking of tobacco, cigarettes, or cannabis, is permitted on the Occupant's Site only and is prohibited in all common areas of the Park unless otherwise permitted as designated in the Park Rules; however, in the event that consumption or smoking on the Site is the subject of valid nuisance complaints by other Occupants or their visitors, as determined solely by the Owner, then the Owner may further restrict such on Site consumption or smoking as deemed by the Owner to be appropriate.
12. 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 A hereto, or as may be reasonably established or at the discretion of the Owner modified from time to time. The provisions of this License and any Rules are subject to compliance with the provisions of the *Human Rights Code*. Amendments to this license, at the sole discretion of the Owner, may be instituted with written notice to the Occupant. 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.
13. 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.
14. 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.
15. 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.
16. The Owner assumes no responsibility for, nor shall it be named as liable for any loss through fire, theft, Park closures due to circumstances beyond control of the Owner including an "act of God", flooding, power outages, contagion, forest fires, sewage or water system failures, nor shall the Owner be legally responsible in any way for 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.

License of Occupation continued

17. 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.
18. 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.
19. In the event of any default of any of the terms and conditions of this License agreement, including a breach of the Park Rules, 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.
20. 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.
21. This license is personal to the Occupant and is not assignable unless the Owner consents, which consent may be unreasonably refused.
22. 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.
23. Notice is hereby given that entry to the Park is permitted only for activities conducted in accordance with this license and the Rules 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.

License of Occupation continued

24. 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.
25. No add-ons, additions or Site improvements shall be incorporated without prior written approval of the Owner. 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.
26. A waiver of any one or more of the terms or conditions herein contained shall not be deemed to be a waiver of enforcement or compliance with 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. The Occupant agrees that the Owner shall not be required to monitor and demand enforcement of the terms of this License in cases where the Occupant is not in compliance with this License.
27. 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.
28. 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.
29. 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
30. 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.
31. 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.
32. 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.

License of Occupation continued

This License of Occupation 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

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.

Initials Occupant 1

I, the named Occupant consent to the collection and 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 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 - 2022

Occupancy of Lots and Fees

Lot fees are based on a family of 2 adults and 2 children or grandchildren less than 18 years of age. Occupants may register additional adults or children to their site for the current park pass rate. Only ONE sleeping/camping unit per site. Extra tents are not permitted on seasonal sites that are already occupied without approval from management. On approval, daily camping rates will apply. **Season passes do not cover subletting and occupants are not permitted to rent or sublet their trailers, doing so will result in immediate expulsion from the park.**

Seasonal fees are invoiced upon renewal in the fall and are due by May 31st 2022 for returning guests and within 30 days of registration for new customers. Park access may be restricted by management until seasonal 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 more than 30 days without previous permission from management.

Beginning 2022, renewals for the concurrent season are due by the end of Labour Day weekend of the current year. Renewal deposits are a minimum of \$750.00. The renewal deposit is required to secure a spot for the following year; if no renewal deposit has been made there is NO GUARANTEE that a site will be available for the upcoming season. Any payments made after the deadline are subject to an additional late fee. Please see section on *Fees We Prefer Never To Charge*.

Any clients who wish to move sites must notify the office and fill out an application upon their renewal in the fall. Requests submitted in the spring will not be reviewed until the following season. There is an additional \$250.00 administration fee for anyone moving sites. Vacated sites are to be left in pristine condition or site restoration charges may be billed to the customer.

If a new or current seasonal resident has indicated that they intend to return for the following season, but then wish to withdraw their application or renewal, they have until April 1st to give written notice to management. Clients withdrawing their renewal will be charged the winter storage fee of \$1,000.00 plus HST and any previous payments or credits will be applied, including their renewal deposit. 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 two weeks from the announced road opening date to vacate the site of all property. If a client fails to vacate the property, they will be charged the posted daily high season transient rate until they clear the property. Vacated sites are to be left in pristine condition or site restoration charges will be billed to customer.

Seasonal clients that fail to renew for the next season will be subject to pay the winter storage fee. This charge is an additional fee as it DOES NOT act as the renewal and will be charged together with the season 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.

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

Insurance

All occupants agree to have third party liability insurance on any and all trailers/RV's/Golf carts and horse trailers. Trailers are the responsibility of their owner to insure and should cover the entire 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 both a Government regulated TSSA inspection and a full trailer inspection (complete with a report) by a third-party RV technician before being 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.
- Park management reserves the right to refuse the resale of any trailer.

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.

Etiquette

Occupants and campers are responsible at all times for the safety and conduct of their family and any visitors to their lot. Occupants and guests must respect the property and privacy of other individuals in the park. Do not walk or drive across other sites. If you put up cameras, they must only have your site in view. Abuse of any staff will not be tolerated and will lead to eviction. This includes verbal abuse, threats, and disrespectful behaviour exhibited by occupants and their visitors. The various jobs of park staff are to ensure enjoyment for everyone and they are to be treated with dignity and respect.

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, visitors, 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 site fee.

Visitors

Visitors must register and pay at the office **before** entering the park. After office hours, visitors can be registered with the superintendent. 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.

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), the enclosed pool area, or the playgrounds. 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.

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.

Swimming Pool

The swimming pools are opened in mid-June, after approval is received from the Health Department, and closed down after the Labour Day weekend. We **DO NOT** have a lifeguard at the pool at all times. Your child's safety and behaviour 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.

Fireworks and Fire arms

No fireworks, fire arms, air guns, sling shots, bow & arrows of any kind are permitted on park property.

Fires and Fire Pits

Small contained fires are approved by management in the absence of a burn ban from the City of Kawartha Lakes. Burn only clean dry wood. Occupant must have a means of extinguishment and no fire is to be left unattended. Fires need to be extinguished if leaving the site or retiring for the evening.

PLEASE DO NOT BURN GARBAGE OR YARD WASTE OF ANY KIND! Firewood must be cut to size before entering the park, absolutely NO use of chainsaws on park property. Please be considerate of your neighbours and the direction of your smoke!

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 by 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 to 5 pm, Saturdays from 10 am to 5 pm and Sundays from 12 – 4 pm. No construction noise tolerated outside of the designated hours.** Any bicycles out after dusk must have working front and rear lights.

Parking

Seasonal campers are required to park their vehicle on their own site, unless they have written permission from park management. Paid guests may park on the side of the road ways where possible and shall not impede neighbour's access to their trailers or flow of traffic on the road. No utility trailers (covered or open) of any kind are allowed to be on occupant sites regardless of duration. Failure to comply will result in parking fines found under *Fee's we prefer never to charge.*

Seasonal occupants of the park are permitted to park their enclosed/utility trailers in the back parking lot located at the end of Trailside. **It is \$150.00 + HST to register and purchase a parking pass for all units a up to 24'.** The parking pass sticker must be displayed on the hitch of the trailer. The nightly rate is \$2.66 + HST and you will be given a temporary parking permit. For trailers over 24', all fees are double. Storing a trailer here is only available during the operating season and all trailers must be removed by the end of the season.

Lot Maintenance

Park lots must be kept in a tidy and clean manner. This includes the front, sides, and behind the trailer. 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 and residents will be given 4 days' notice followed by a photo of the lot before we cut it for a charge.** 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 (usage plus the hydro service charge) within thirty days of 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 of \$200.00 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.

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.

Sewage

Park sewage is treated throughout the park and is managed by 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 liable 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.

Garbage

We can accept household garbage only! 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. We cannot dispose of anything else. All larger appliances and other items must be taken to the local dump, please see office for directions. Put **garbage free** yard waste (leaves and grass) in **recyclable paper bags** and leave these on the end of your lot to be picked up by maintenance. The garbage area is monitored by video cameras and anyone caught breaking these rules will be fined (*Fee's we prefer never to charge*).

Horse Sites

Any horse pens or shelters erected on the property can only be done with the permission of the park. Only wood or metal pens are permitted. 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 horses and additional horses will be billed at \$500.00 + HST per season per horse.

Hand grazing is allowed in the horse section of the park. Please clean up after your horses. No temporary pens of any kind are allowed. This included roping off between the oak board paddocks.

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.

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. **Sheds can be either acrylic or wood and must be approved by park management** and properly maintained or park staff will deconstruct them. Tarp style sheds are not allowed on sites. 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 2022.

Decks are permitted on seasonal sites providing a drawing of construction is submitted to the office and is approved BEFORE construction begins. 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.

If an occupant or their contractors inflict damage to park property (ex. water lines, sewer lines, roads, trees and electrical infrastructure) they will be responsible for all costs associated with the repair. From time to time, Park Staff or contractors may need to make repairs to park infrastructure located on an occupant site and will not be responsible for returning the disturbed property back to the original state.

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. **Tailgating the vehicle in front of you will damage the gate and your vehicle, which you will be liable for.**

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. Those holding a G1 must be accompanied by someone with a G license, per Ontario G1 rules. The number of passengers will not exceed number of seats and the speed limit is 10km/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. All carts must travel exclusively on roadways within the park and must abide by the indicated direction of travel on one-way streets. A golf cart must have front and rear lights if driven after dusk. 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.

Starting May 1st 2020, all golf carts must be registered at the park office before being driven in the park. There is a fine for any unregistered golf carts. In order to register your cart with us, staff will inspect the cart to ensure there are stickers/indicators of the owner's site address 6" high on each side or on a license plate (example: site #7 would say #7 on both sides). We reserve the right to refuse the use of a golf cart to any occupants 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.

Dirt bikes and ATVs in the Park

Until further amendments, all dirt bikes, ATVs, and side-by-sides are not to be ridden in the park. They may be stored on your site, permitted your site remains tidy.

Scheduled Evacuation

Due to the potential infestation of gypsy moths, we will be scheduling spraying of Sandaraska property. This is done to help protect the trees, as well as to ensure comfort and enjoyment of our guests and residents. In order for this to be done, we believe the park will need to be evacuated of all customers, staff, and animals. Our understanding is that changes in weather and availability of the hired company, along with phases of the targeted species life cycle, could potentially affect the scheduling of this with short notice, but we will do our very best to give as much notice as possible as we have more information.

Fees We Prefer Never to Charge (all prices subject to applicable taxes)

- Parking fine: \$20.00 per offence
- Interest: 1.5% on all balances after 30 days
- Winter Storage: \$1,000.00 October 18th to May 1st
 - o High season transient rates apply daily once the park is open
- **Late Seasonal Renewal: \$50.00 for missing the deadline, plus \$5.00 per day**
- Visitors: In addition to the regular admission price, \$20.00 will be charged per person that is not registered at the office BEFORE entering the park
- Seizing of Trailer: \$500.00 plus additional fees.
- Credit card charge: 2.5% (for hydro and season fee payments)
- Lot Clean up: Starting at \$50.00 to mow unkempt lawns (subject to site size)
- Clean-up of unmaintained lot (1 hr minimum): \$45.00/hour/man and \$95.00/hour/man & tractor
- Failure to register golf cart: \$50.00
- Illegal dumping: starting at \$500.00
- Underage golf cart driver: \$200.00

I agree to the Fees We Prefer Never to Charge: _____

Seasonal Occupant:

I _____ have read over the terms and conditions of the 2022 Schedule 1 of Sandaraska Park. I hereby abide and agree with these terms and conditions:

Date: _____

Signature _____

FOR OFFICE USE ONLY

- o Key fob numbers recorded
- o Driver's license of occupant 1 and 2 photocopies **or** address verified to match LOO (cannot be our address)
- o Client rebooked and invoice built with rate group information
- o Renewal paid

Staff initial: _____

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