



## Camping Regulations 2021

The rules below are an integral part of the lease agreement

### Special Conditions and Responsibilities

1.1 The Tenant acknowledges that the site is rented for recreational purposes only, for the period of occupation only, that he will not permanently fix his camping unit, and that he has no intention for it to become his main residence, and That the Tenant declares to know the premises and to be satisfied for having visited them and declaring them adequate and in good condition. The rental period is between May long weekend to Thanksgiving weekend. The beginning of the period of occupancy can, however, be revisited because of the ground, which, following the melting of the snows, would not include normal access to the site.

1.2 The Tenant may not give up his right to the present contract, nor sublet in whole or in part the rented premises without the written consent of the landlord.

1.3 The Tenant will be personally responsible for the damages caused to the landlord's property for acts that he, the members of the group camper or his guests could commit.

1.4 The Tenant acknowledges that the owner of the campsite and/or any person acting for and, on his behalf, and/or the campsite itself, cannot be held responsible for the damage caused to the Tenant or his equipment. The Tenant shall not be entitled to any compensation or reduction of rent, nor shall he have any claim against the landlord for damages, expenses, losses or disbursements suffered by the camper and, without limiting the generality of the foregoing, more particularly for:



1.4.1 Defective, diminished or shutdown of electricity, damage or trouble caused by the condition or arrangement of wires or other;

1.4.2 Damages caused by water, rain, snow, thunderstorms, tornadoes, hurricanes, wind, ice, sleet, insects, rodents, birds, water pipes, fires, flooding;

1.4.3 Damages, troubles, injuries, disadvantages caused by the actions of other Tenants or third parties;

1.4.4 Necessities to interrupt another individual or collective services to Tenants for repairs, alterations, improvements or other.

1.4.5 The Tenant assumes the entire responsibility for any damage that may be caused to his camping unit, and as such, he clears the landlord of all responsibilities for off-season storage. The Tenant undertakes to hold an insurance policy in civil responsibility and to provide a copy to the landlord annually.

1.5 All activity, will be exercised at the risks and perils of the user of the facilities.

1.6 The Landlord specifically reserves the right to expel any Tenant or group of campers who do not comply with the regulations of the land e campsite and who, at the full discretion of the landlord, will be deemed undesirable without any refund or Any damages on the part of the landlord.

1.7 Campers and visitors are prohibited from exercising any trade on the campground without the landlord's permission.

1.8 In addition, the respect and protection of these places becomes the responsibility of all campers.

1.9 The landlord and/or a person mandated by the landlord may at any time during the season and a variety of activities, will be permitted to take photos of sites, persons or groups of persons in order to update its website and, in a proper context for camping. The photos can also be displayed as informative on the external panels installed for this purpose. (Example: Winner of a contest).



## **2. Group campers, campers, travellers and visitors:**

2.1 The campers group consists of two adults and minor children only of the same family. Children aged 18 and over must pay their admission and are considered as visitors.

2.2 All rented locations are payable in advance. The reservation of an additional day must be done before 10:00 a.m. at the reception. **The exit time is 11:00 a.m.** If the camper wants to stay until closing, a half-day rate applies.

2.3 All Visitors (persons other than those provided on the contract) must register the reception and pay their entry fee. **The landlord will have to be there to welcome his visit.** At no time will any Tenant be allowed to rent, sublet or lend his unit and place a person to spend a holiday or for any other reason whatsoever, there shall be no persons on your site if the camper is not present. Unless arrangements are approved by the landlord, applicable fees may apply.

## **3. Payment of rental and other expenses provided to the present:**

3.1 The Tenant agrees to pay the landlord in full on or before May 1<sup>st</sup>, 2019, the total invoiced cost for the annual lease of a campsite. Unless other arrangements are agreed upon in writing, failure by the Tenant to pay this amount may result in restricted or denied access to the park. If the Tenant is in breach of payment and has entered the park, the Landlord will serve notice requesting the Tenant to leave the park within 48 hours. If further eviction action is necessary, the Tenant will assume all costs and pay upon demand to the landlord, any or all unpaid amounts provided for in this agreement.

3.2 The Tenant undertakes to reimburse the landlord all bank charges and other expenses incurred in order to recover the amounts owing. The Tenant agrees to reimburse the administration fee of forty-five dollars **(\$45.00)**.

## **4. Owner change, land, cancellation, etc.:**

4.1 For any change in ownership, the management reserves the right to refuse to rent the site to the new purchaser. The owner of a camping unit located on a rented site will be able to sell his unit and its dependencies while giving the purchaser the right to retain the same site on condition of obtaining the consent of the landlord. For the sale of a unit, this will have to be Agee less than ten years **(10)** In order to remain on the premises, otherwise the equipment will have to come out and the transaction will be without the



right of look on the part of the landlord. A commission of \$750 plus HST will be charged for sale of a trailer on the premises.

**4.2 The reservations for the next summer season must be made no later than September 1<sup>st</sup> with a \$500 deposit.** If not reserved, the land must be free of all its effects for **September 15th**. Failure to comply with this regulation will cost six hundred dollars (**\$600.00**) per month and or twenty dollars per day (\$20.00) from that date. The same rate will be required if the unit is to be displaced for breach of contract by the Tenant. All displacement cost occurred by the owner shall be paid by the Tenant.

4.3 In the event that the Camper abandons the trailer for a period of sixty (60) or more days, without the prior agreement of the owner, the owner may remove the trailer from the campsite. The camper releases the owner, its officers, employees, agents from any loss or damages incurred to the trailer and its contents as a result of such removal.

The camper shall pay all removal costs, storage and miscellaneous charges incurred by the owner.

The owner shall give the camper 15 days notice of such charges and should the camper not pay to the owners such charges with 15 days after receipt of such notice, the owner shall have the right to sell the trailer and its contents and apply the sale proceeds to pay all monies owing by the camper to the owner. Any proceeds remaining after the payment of such costs shall be paid to the camper.

In the event that this site shall be repossessed under the terms of this contract any goods including any trailer that the camper 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"), 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 is such removal and storage will not be responsible for any loss or damage to such goods. The camper 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 due under this agreement and the owner may recover costs and/or monies owing in accordance with the provisions of the Act.

The owner shall have a lien or charge against the trailer and its contents for all overdue fees, commission payable on its sale and other miscellaneous charges incurred by the owner pursuant to the terms of this contract or any ancillary agreement.



## **5. Permitted equipment on the site:**

5.1 The renting of a lot allows only the use of a single unit of camping motor style, fifth wheel, trailer, tent-trailer or a tent with 1 vehicle unless arrangements are made with the landlord. Applicable fees may apply.

5.2 Shed (shed) with a maximum size of 8 feet by 10 feet and 8 feet high (80 square feet). The installation and layout of a shed must be authorized prior by the management. The landlord reserves a right to look at the type of shed. The shed must always be kept in good condition.

5.3 A kitchenette or a gazebo with a maximum size of 12 feet by 12 will be accepted. No sleeping tents on sites are allowed unless authorized by the office, applicable fees may apply. If the tenancy agreement is not renewed, the Tenant will have to make sure to return the land to the original state.

5.4 Any cement deck will be built by the landlord only and at the Tenant's expense.

## **5.5 Wooden Decks:**

Must be easily removable form trailer and not exceeding two feet high.

Total deck area must not exceed trailer length and 12 feet in width.

Floating sections must be joined together as sections by bolting and not nailing.

Must be able to be taken apart easily.

No plumbing or electrical of any type allowed to be permanently installed in structures.

If all parties agree and deck is in good condition, it may remain as a lot improvement.

## **5.6 Extensions/Florida Rooms/ Awnings:**

Homemade trailer/sunrooms are not allowed in the Park

New Prefabricated manufactured extensions must be commercially manufactured and installed.

Extensions must not have a roof that extends over the original trailer in any way.

ALL rooms and extension must be pre-approved.



## **6. Land Modifications, cleanliness, turf, garbage:**

6.1 All changes, improvements or repairs by the Tenant to the rented land, remain the property of the landlord without any compensation to the Tenant. The Tenant must return the rented premises to the state where he took them.

6.2 All Campers must maintain their site in good condition, free of any debris, bottles or other flammables, dangerous, or harmful substances or materials. The camper agrees to bring their rubbish home each weekend. To minimize rodent nesting, space under camper units must be kept debris free. This includes wood, trees, branches and other similar materials. At the end of the season all personal garbage must be removed.

6.3 All camper will have to cut the turf regularly on his site and the grass strip along the way with his proper clipper. If, however the camper is absent for more than 2 weeks and cannot assume the task of maintaining his land, this one must make an arrangement with a neighbor to do it for him. If not, the management will be obliged to proceed to the mowing of the turf and the costs you will be imputed. Minimum: \$50.00 for single land and \$75.00 for double terrain. Also, mowing your lawn will have to be done from Monday to Saturday between 10am and 8pm. No mowing will be accepted on Sundays.

6.4 The use of water will have to be moderately in order to protect the environment. Lawn watering will not be permitted unless otherwise advised by the landlord. No irrigation system can be installed. In order to reduce the water consumption, it is forbidden to wash its camping unit and its car, truck or other on Saturdays and Sundays, you must hold a permit provided by the administration at any time.

## **7. Trees, shrubs, plants, flowers, streetlights, parking, change of terrain, fences, firewood & sewage pumping:**

7.1 It is strictly forbidden to cut, to uproot, to flood, (even slightly), to prune, to plant nails or screws, to damage in any way the trees located on the campsite under penalty of expulsion. The linen ropes attached to the trees are strictly forbidden. Only an agreement justifying the prior with the landlord will be able to counter this rule.

7.2 Any tree or shrub put into the land by the Tenant will become the property of the landlord. As a result, the Tenant will not be able to cut, flood, move or replace it without the landlord's permission. Only perennial plants may be placed in the ground and this will become the property of the landlord at the Tenant's departure or the non-renewal of the lease agreement; Annuals will be accepted in pots, baskets, gardeners, etc.



7.3 No fencing is permitted without Campgrounds permission.

7.4 All debris such as leaves, pine needles, and tree branches must be placed in a special place, in order to be burned by the landlord only.

7.5 Any request for unit displacement on another land will cost.

7.6 It is absolutely forbidden to bring in or remove firewood on or from the land. See [www.inspection.qc.ca/firewood](http://www.inspection.qc.ca/firewood)

7.7 There is to be no scavenging from other sites, abandoned or not, or from other areas of the campground. This includes picnic tables, firewood, signs site markers, building, furnishings and vegetation. Anything left behind by a camper is considered property of the campground unless express written consent is given for its removal.

7.8 Wood delivery must be registered and prepaid at the office no later than 6 pm on Monday. Delivery will take place once a week.

7.9 Sewage pump out must be registered and prepaid at the office no later than 6 pm on Monday. Pump out is once a week. Pump out rate is \$25 for trailers and \$50 for septic barrels. Pump outs requested after 6 pm Monday will be considered as an emergency pump out with a rate of \$50 per trailer and \$100 per septic barrel. (Plus HST)

## **8. Motor vehicles, bicycles, motorcycles, weapons, noise, construction, animals and sports:**

8.1 The regulatory speed is **10 KM/h**. Please watch out for our children. It is obligatory to park your vehicle on its rental site or in the parking lot designed by the landlord. It is not allowed to park on the unoccupied camping sites.

8.2 Cyclists must circulate slowly, cautiously and in a manner that does not cause any trouble. For the safety of campers, it is Forbidden to ride a bicycle in the dark. **The time limit allowed to circulate a bicycle applies when the sun sets.**

8.3 Motorcycles and all-terrain vehicles of the four-wheel type are not allowed to circulate except for the entrance and exit of the campsite. The authorization that is granted to you is only for you to go to your site or to leave by the only entry and exit designed for this purpose. It is strictly forbidden to circulate in all-terrain vehicles and motorcycles in the campgrounds. Only golf carts are accepted till 11 pm. Failure to comply with this regulation may result in the absolute termination of the users ATV privilege.



8.4 The use of firearms, lead, Sling is strictly forbidden on the ground.

8.5 Each camper must see to extinguish his campfire at the end of the evening.

8.6 All fireworks and fire crackers are strictly prohibited on the property.

8.7 Construction by camper: is allowed as specified below.

May 1<sup>st</sup> to May 31<sup>st</sup>: Construction is allowed on weekends from 9:00am to 4:00pm and on weekdays/weeknights. EXCEPT for long weekend.

June 1<sup>st</sup> to June 22<sup>nd</sup>: Not allowed on weekends. Allowed on weekdays from 9:00am to 4:00pm

June 23<sup>rd</sup> to September 15<sup>th</sup>: Absolutely no construction unless you have a special arrangement with the owner.

September 15<sup>th</sup> to Labour Day: Construction is allowed on weekends from 9:00am to 4:00pm and on weekdays. EXCEPT for long weekend.

8.8 Apart from certain construction work before 22 June and after the Labour Day and for which an authorization is required, or the special cases mentioned in Regulation 8.7, **Any camper will have to avoid excessive noise (singing, music, television, etc..) at all times. If you listen to music it is for your ears only so as not to disturb your neighbors. The freedom of each one ends or begins that of others...**

8.9 In order to encourage everyone to rest, campers will have to avoid making noises between 11:00 pm to 9:00 am unless activities organized by the landlord, during these special and occasional activities planned by the Committee.

8.10 The owner of an animal shall ensure that his animal does not impair the safety, tranquility or well-being of others. Keep it on a leash (maximum of 2 meters) at any time. Under no circumstances leave him unattended. Animals are strictly forbidden in community area and beach.

8.10.1 Every owner of a pet will be held responsible for his behavior, damages and excrements throughout the campground and surrounding properties. In addition, each owner must see **to pick up the excrements of his animal where it will have been made.**





8.10.2 They must not disturb the premises or other campers in an unreasonable manner. The other campers do not have to undergo the unpleasantness caused by your pet.

8.10.3 As a result, animals must always be kept on a leash on the campground. It is your responsibility.

8.10.4 Currently there are no costs incurred for your pet during your stay. It should be noted, however, that in order to maintain this privilege, the owners of animals on the campsite must ensure that the rules are strictly adhered to.

8.10.5 **Warning:** However, in the case where the owner of the campsite will be obliged to issue a first warning if you do not comply with the rules as stipulated, they shall apply A more severe sentence to determine who could even be resigning the lease of the land.

8.10.6 In the event that a second intervention is required, the sanction could lead to the resigning of the tenancy agreement of the owner of the animal's site

## **10. Electricity:**

10.1 All sites equipped with an electric meter installed by the landlord. It is strictly forbidden to modify the electrical installations or to make additions to them. For example, it is not permitted to install the washer/dryer or fridge in the sheds.

10.2 The reading of the counters is done in the following way:

10.3 Seasonal Tenant:

Readings will be performed on or about May 15 followed by the 15 of every month till about September 1 and/or departure for the winter or final season.

All sites with smart meters will require a \$250.00 deposit.

10.4 The payment of electrical invoices shall be paid upon receipt of the invoice.

10.5 All electrical appliances (refrigerator, heating, cook, microwave oven, air conditioned, washer/dryer etc. are permitted on condition that they are safe and located inside of your camping unit.

10.6 The decorative lights or streetlights must be limited in order to respect your neighbor.



## **11. Park and Amusement Room**

11.1 The Community hall, the schedule is from 8 am to 10 pm. The pool table is not a place to sit.

## **12. Consumption of Alcohol & Drugs**

12.1 Smoking illegal drugs or using any other type of illegal narcotics will not be tolerated in any fashion on any open campground property. Consumption of alcoholic beverages on campground property is subject to regulations as defined by law. The use of other legal substances such as cannabis is also defined by law and must be confined to indoor trailer space. All alcohol must be in cans or in plastic cups. Glass bottles or other breakable materials are not permitted on open campground property. Anyone reported for abusing this rule or acting in a disorderly manner will be removed from the property immediately at their expense. (Taxi, police etc.) Further action may include a lifetime ban on entering the campground property.

## **13 Golf Cart Regulations**

13.1 Golf carts must be identified by each person's site number. All golf carts must be properly maintained and in good working condition. Drivers will be the holder of an official driver's license. Think safety, all passengers must be seated on a seat. Never leave a child unattended in a golf cart.



## **General Regulations - Changes to Camping Regulations**

1. The Tenant agrees to comply with all the rules of the campground without exception. We, the undersigned, acknowledge that we have received a copy of the regulations, have read them, and are committed to observing them faithfully.
2. We are also committed to adopting respectable and civilized behaviors in order to preserve and improve the quality of life of the campers.
3. In consequence, as a responsible camper, we must not hesitate to denounce the abusive behaviors we are witnessing.
4. The annexed regulations to this contract are integral of this agreement. The owner will be able to make changes to the campground regulations, if he deems it appropriate and without any notice.
5. A lessee's obligation to respect his or her commitment is that the landlord may, at his or her discretion, take all the Tenant's equipment, at the risk and at the expense of the lessee, without further notice to cover any unpaid balances owing.
6. We have read and understood the regulations as they are an integral part of the leasing agreement and we agree to abide by them.





**CAMPSITE CONTRACT**

**BETWEEN CALABOGIE LAKESIDE CAMPING & RV RESORT**

**-AND-**

**Name:** \_\_\_\_\_  
**(Site user/Contacting Party: hereinafter the "CAMPER") #1**

**Name:** \_\_\_\_\_  
**(Site user/Contacting Party: hereinafter the "CAMPER") #2**

**Children: ( Must include date of birth)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**HOME PHONE:** \_\_\_\_\_ **CELL PHONE:** \_\_\_\_\_

**EMAIL ADDRESS:** \_\_\_\_\_

**EMERGENCY CONTACT:** \_\_\_\_\_ **PHONE:** \_\_\_\_\_

**HOME ADDRESS:**

**STREET:** \_\_\_\_\_

**CITY:** \_\_\_\_\_ **PROVINCE:** \_\_\_\_\_ **POSTALCODE:** \_\_\_\_\_



**TRAILER INFORMATION:**

**MAKE:** \_\_\_\_\_ **MODEL:** \_\_\_\_\_ **YEAR:** \_\_\_\_\_

**INSURANCE COMPANY:** \_\_\_\_\_

**POLICY NO:** \_\_\_\_\_

The camper acknowledges that the Camper has read and understands the terms of this contract, has read the rules and regulations governing the operation of the Park and understands the terms of such rules and regulations. The Camper agrees to comply with such terms and regulations and any changes made during the term of this contract and to require the Camper's guest and visitors to comply also.

**Camper:** \_\_\_\_\_ **Print:** \_\_\_\_\_  
**Signature**

**Camper:** \_\_\_\_\_ **Print:** \_\_\_\_\_  
**Signature**

**Dated on:** \_\_\_\_\_

