

The Rules, Regulations, and Policies for 50 Small Park Resort by 1668272 Ontario Inc.

August 8th, 2022. for the 2022 season

Season Length

- March 1st till December 31st.

Off Season Access

- Before The Park opens and after it closes, The Occupant may schedule a time slot to go to The Occupant's site for maintenance only. These scheduled times must be pre-approved by The Park. Vehicles may be required to park near the entrance. This access is not for recreational use.

Occupancy

- Seasonal fees include 2 Occupants, the Occupant's children or grandchildren under the age of 18 years and 2 vehicles. Gate access is limited to Occupants in registered vehicles with accounts in good standing and valid contracts. It is the responsibility of the Occupant to inform The Park of any changes in address, telephone numbers, insurance information or email.
- Proof of permanent address is required. This must be provided through a driver's license or other government issued ID. After a photo copy of this document is taken, the Occupant has the right to redact information they do not want to share, with the exception of the photo, name and address.
- The Park cannot be used as your permanent residence. This is by the county of Wilmot and the Government of Ontario.

Additional Vehicle

- The Park may limit the number of vehicles on a site. Please keep the limit of 2 cars per lot other than on special events.
- Work vehicles, work trailers, and equipment on wheels may be parked at the visitor parking but asked to be removed by the management at any time. Also, they will be subject to a storage fee of \$50 a month if it is for an extended period of time.

Insurance and Indemnity

- Occupants of a site are required to have property and liability coverage on their unit and ancillary property on site (sheds, golf carts, etc.)
- The Park is not responsible for theft, losses, damage, or vandalism at any time in the campground. The Park is not responsible for any loss or damage of any kind due to an act of nature, power outage or electrical issue or septic backups, or water damage.

Deliveries

- The Park will NOT accept delivery of any mail or packages delivered to the campground. The Occupant is required to have such items delivered to their personal address.

Visitors

- The Occupant must advise the visitor of The Park rules and the Occupant is responsible for the visitor's conduct and any damages caused by them.
- The Occupant must advise visitors of admission fees that may apply.
- Overnight visitors are permitted to set up a tent on a seasonal site after receiving permission from management. Additional charges for the tent may apply. Tents must be taken down after use and are not permitted to stay up for not longer than three consecutive days.
- Overnight visitors are not permitted to set up an RV on the Occupant's site.
- Any events that include visitors coming into the Park (Birthday parties, anniversaries, etc.), must be preplanned with the entertainment committee or park management. These visitors must be paid for in advance or the visitors must pay for themselves before park entry is admitted.
- With the exception of The Park management and Park grounds keepers, no one is allowed on The Occupant's site without permission. Do not use campsites as a shortcut.
- When a visitor pays their fee, they are registering as a guest. Any person not registered with management is considered to be trespassing on Park property.
- The Park management has the right to ask to leave or refuse entry or even trespass any visitor who seems intoxicated or is showing bad intentions and behaviors. If management has a feeling that the visitor is involved in any non-legal activities like the selling of prohibited substances or not respecting the members of the community in any way, they will be removed, it is also asked for all to bring this to management's attention immediately.

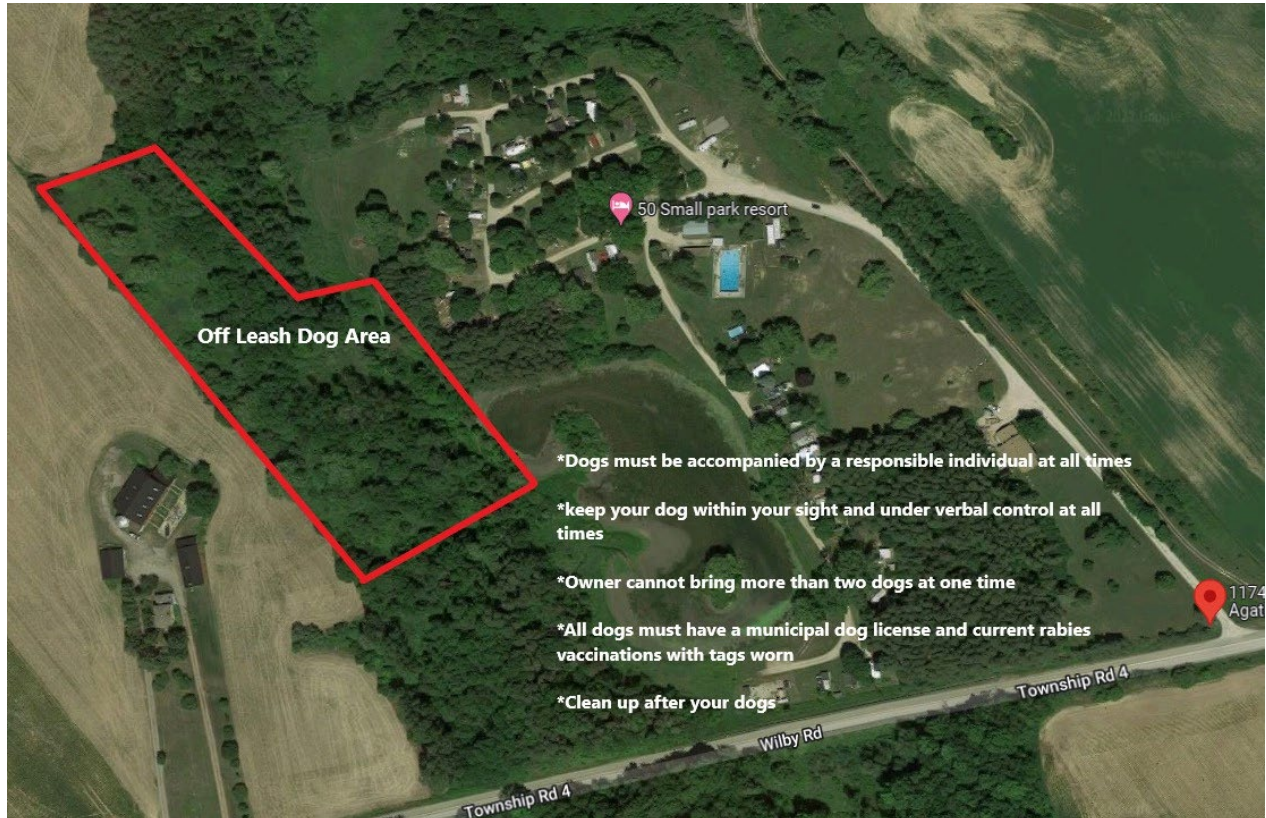
Supervision of Minors & Swimming Rules

- The Occupant is responsible for the conduct of their children.
- The campground does not provide lifeguards at the swimming areas or attendants at the playground. Parents or guardians are responsible for the supervision of their children.
- Children 12 years of age or under are not allowed near the swimming areas unless accompanied by a parent or his/her agent who is not less than 16 years of age.
- Children 10 years or under must be accompanied by an adult when the child is operating a mini battery-operated car or battery-operated scooter, bikes or ATV's. The adult must be within 20ft, and in direct supervision of the child. They also need to use, at the minimum, a helmet.
- Those under the age of 13 years must have a responsible parent or his/her agent who is not less than 14 years of age on the campground premises at all times.

- Children are not allowed on other camper's campsites unless they have permission from their guardian and the Occupant of that site.
- It is the Occupant's responsibility to inform minors in their care of the rules.

Dogs

- The Occupant is expected to clean up after their pets, both on and off their site.
- Pets must be kept on a leash, except in the designated dog run area. Walking leashes must be 20ft or shorter.



- Pets are not permitted in or near the swimming areas or inside any park buildings, except for Certified Service Animals wearing the proper identifying uniform.
- Proof of vaccinations must be provided upon request from The Park.
- If noise is a problem, or The Occupant's pet is offensive in any way to other campers, The Park reserves the right to ask The Occupant to remove the pet from the campground.

Septic

- Do not flush the following down the toilet or sink. Diapers, sanitary napkins, applicators, condoms, cleaning wipes, flushable wipes, or any other wipes, masks, gloves, coffee grounds or other compost, paint, paper towels, or grease.
- The Park highly suggests using 1 ply toilet paper. Never use 3 ply toilet paper.
- Do not use bleaches or toxic drain openers.
- Do not excessively use cleaning products that go down the drain.
- Only approved products may be added to septic holding tanks. Chemicals that destroy the enzymes and bacteria active in septic systems are prohibited.
- PVC Piping is highly recommended for all seasonal campers.
- It is The Occupant's responsibility to inspect their septic connection for loose fittings, cracked pipes, or odors.

Water, Washing, & Water Conservation

- Practice water conservation at all times. The Park may restrict water usage.
- Small Kiddie Pools are allowed. Only one kiddie pool per site. They must be no larger than 5ft in diameter and filled with no more than 4 inches of water. Water cannot sit idle and must be emptied regularly to prevent mosquitoes.
- Washing of trailers is permitted during off-peak water usage times.
- Do not wash any vehicles
- Do not excessively water gardens and flowerbeds.
- The Occupant must repair any running toilets or dripping taps.
- Any act or attempt It is The Occupant's responsibility to inspect their water connection for drips or cracked hoses.

Hydro

- Hydro will be charged 3 times a year

Use of Site and Common Areas

- The speed limit in the campground is 15km/hr or less.
- No gas power unlicensed vehicles are allowed other than for Park services, dirt bikes, ATV etc. That are gas-powered is not permitted. If electric, they need to follow the rules here and under the golf cart section.
- Bicycles should not be used by any under the age of 14 after dark if not equipped with proper lighting.
- Abusive language or profanity will not be tolerated.
- Glass cups or bottles are not permitted off The Occupants' site.

- Waterloo Wireless is the sole provider of the internet for The Park. No other internet provider is allowed to access the Park to provide internet.
- With the exception of The Park management and its team, no one is allowed on The Occupant's site without permission. Do not use campsites as shortcuts.

Noise

- Please be considerate of your neighbors. But especially from 11:00 pm to 9:00 am during the week and from 12:00 am till 10:00 am on Fridays and Saturdays. All activities must be turned to a minimum at 11:00 pm on weekdays and midnight on weekends, which includes radios and amplified instruments. The Occupant and their overnight guests may still enjoy a quiet campfire and a good conversation after 11:00 pm.
- Excessive noise at any time will not be tolerated. Other than working equipment and tools while under construction.
- No firecrackers or fireworks, unless approved by management.
- Any complaints should be directed to management as soon as possible.

Acts of violence and Vandalism

- Any act of physical violence or even the attempt between occupants of the Park will be analyzed and investigated correctly, and the tolerance for these actions is absolute Zero.
- Any act or attempt of violence to children.
- Any act or attempt of violence to animals (pets) of your or others.
- Any act or attempt of any form of vandalism to your or other's property.

In a minor case, this will be penalized with bans from 30 to 90 days, in case of a significant incident this will result in eviction and termination of License of Occupation immediately. These will also be reported to the local authorities. Everything that belongs to the Occupant found guilty will have all of them removed from the Park with no chance of selling or donating to others in the Park. No business or presence of the individual or individuals will ever be allowed on the property again.

Site Maintenance, Projects & Repairs

- All projects, large or small, must be approved by The Park management.
- Building permits may be required for some projects.
- No digging or placing of stakes due to underground services without checking with management.
- The Occupant is responsible for keeping their site mowed, neat and free of unnecessary items. The Occupant is responsible for leaf and pine needle clean-up. The Occupant is also responsible for keeping gravel driveways free of large or excessive weeds. If The Occupant cannot do this, The Park will complete it and charge accordingly.

- The Occupant is responsible for keeping the exterior of their trailer in good visual appearance. If The Occupant is unable to do this, The Park will complete it and charge accordingly
- Fences over 6 feet in height are not permitted.
- The Park reserves the right to demand repair or removal of any non-permitted by management or county structure or item on The Occupant's site.
- They can also come a time that the Park may require the removal of trailers and equipment from The Occupant's site in order to complete maintenance and improvements.

Non Permitted or Restricted Items

- Trampolines are not permitted.
- No GAS Powered ATVs, dirt bikes, or mini bikes.
- Storing boats, vehicles, utility trailers, additional camping units, or other non-camping equipment on the Occupant's site is not allowed, only in designated areas and with management approval.
- Any firearms

Service

- The Park reserves the rights to the sale of trailer repairs, service, and deck or sheds building within the Park.
- Site Occupants may complete repairs to their own equipment, with the exception of repairs that require qualified technicians.
- If The Park makes an exception and allows a trades person or contractor to work on The Occupants trailer, The Occupant have it approved by management. Prior to any work being done, trades persons or contractors must provide a copy of Worker's Compensation coverage or Liability Insurance if self-employed.

Add-a-Rooms, Slideout Covers and Ridged Awnings

- The Park reserves the rights to the sale of all Add-a-rooms, Slideout Covers and Ridged Awnings.
- Hard roofed gazebos and Soft top gazebos must be 10' x 16' or smaller. Soft top gazebos must be in good visual condition.

Decks

- The top surface of a deck must be built with a minimum of a 5/4" deck board in wood or any other deck material.
- Any deck over 24" will require a permit.
- Any deck 24" or more at its highest point off the ground is required to have a railing attached.
- Railings must be a minimum of 36" high. The space between each railing must be 3 ½" or less. Railings must be installed vertically.

- Privacy walls must not exceed 6' in height. They are only allowed on the short side of the deck. Only one side may have a privacy wall.

Sheds

- All sheds must be in according to the new legal with no permit necessary structure size. These may not exceed 160 square feet and not higher then 14,2 feet in height.
- No more than 2 sheds are permitted

Campfires, Firewood and Trees

- Firewood must be stacked neatly away from the road and must not be an eyesore. Do not stack firewood against trees.
- Fires must be moderate in size and never unattended.
- In the event of a fire ban, The Occupant is expected to comply with the ban.
- The Occupant is not permitted to move their firepit without prior checking with The Park and their neighbor
- If The Occupant thinks tree trimming is needed, they must approach The Park. The Park will determine if it is necessary. The Occupant is prohibited from the removal, damage or trimming of any live or dead trees without The Park's permission.
- Do not nail, chain, or tie anything around or on any live or dead trees. This includes, but is not limited to: decorations, lights, birdhouses, screws, or nails. There may be some exceptions, like temporary decorations for park events, that are taken down after the event, and are attached without puncturing or damaging the tree.
- If The Occupant would like to plant a tree or shrub themselves, they must magement approval prior to planting. Once planted, the tree becomes property of The Park and cannot be removed without The Park's permission.

Garbage & Waste

- Dispose of all wastes properly. See management for the location of the metal scrap pile, burn bin, and the pile for broken patio stones.
- Do not place refrigerators, plastic furniture, e-waste, paint, tires, couches, propane bottle, mattresses or other large items in or around the garbage bins. It is your responsibility to remove these items from the Park. The bins are for household trailer garbage only. The Occupant can pay The Park to remove these items. Do not bring garbage from home or outside the Park into the Park.
- If The Occupant was found to dispose of garbage improperly, they will be charged a dumping fee of \$500

Alcohol, Smoking and Vaping

- According to provincial law, alcohol may only be consumed on The Occupant's site and in their trailer.

- Lawful consumption of alcohol, and the smoking or vaping of tobacco, cigarettes, or cannabis, is permitted on The Occupant's Site only and is prohibited in all common areas of the Park.
- The Occupant is responsible to ensure that underage drinking and underage consumption of cannabis does not occur on their site.
- The Occupant shall not cultivate, produce or distribute cannabis anywhere on park lands, the site or in The Occupant's trailer.
- In the event that consumption or smoking on The Occupants site is the subject of valid nuisance complaints by other Occupants or their visitors, as determined solely by Park management, then The management may further restrict such on-site consumption or smoking as deemed by management to be appropriate.
- Use of illegal drugs anywhere in the campground will result in eviction and possible termination of License of Occupation.

Golf Carts

- Solo drivers must be older than 16 years of age. Young drivers must produce age proof if any adult at the Park asks for it. The safety of the people in the Park is everyone's responsibility.
- No driving while under the influence of alcohol, cannabis.
- Speeding, racing, and cart overload is dangerous and not permitted. Cart max speed is 15Km/hr. The maximum number of riders will equal the number of seats.
- Each cart must have front and rear lights if driven after dusk.
- Each cart must be adequately insured with a copy of proof of liability insurance.
- Only electric golf carts are allowed. Only electric golf carts are permitted.
- The ability to drive or keep operating a golf cart at the Park will always be at the park management's discretion.

All the above will have consequences if not followed. There will be verbal warnings and, if necessary, written warnings. The penalties can be financial, but in the worst-case scenario, the brief of the contract and the inability to continue with the License Agreement.

So please follow these rules and those that are common sense. This is a recreational property and a place of business for the park owner and those who decide to have a short-term business operation. This should also be a place of joy, happiness, and friendship, a place of relaxation, and to create memories. Let's work together to have a place many can only dream about.

Any formal complaint should be directed to me only, as I am the GM. I will also ask to send the complaint by email to 50smallpr@gmail.com

Thank you,

Jason Araujo