

**HUBBLES LAKE RV RESORT
2021 SEASONAL RENTAL AGREEMENT**

CONTENTS

PAGE TOPIC

2021 Rental Agreement

- 4 Definitions
- 4 Violations
- 5 Signatures
- 5 Contractual Occupants
- 5 Consent for Site Directory & Emails
- 7 Schedule A – Seasonal Details
- 8 Schedule B – Bylaws

Fees

- 8 Reservation Fee
- 8 Damage Deposit
- 8 Rates & Refunds
- 8 Failure to Pay Balance Due

Trailers

- 8 Age of RV
- 9 Use as a Residence Prohibited
- 9 Insurance & Liability
- 9 Advertising & Sale of Seasonal’s RV
- 9 Washing RV
- 9 Under Trailer Storage

Resident Responsibilities

- 9 Conduct
- 9 Smoking
- 10 Supervision of Minors
- 10 Noise
- 10 Alcohol & Cannabis
- 10 Maintenance Access
- 10 Swimming Area/Lake Water playground/Docks/Beach

Staff Responsibilities

- 10 Role of Staff and Management

Site Policies

- 11 Alteration to Site
- 11 Applications for Site Alteration
- 11 Site Maintenance
- 12 Gazebos & Tents

Resort Amenities

- 12 Facilities
- 12 Landscaping Features
- 12 Site Amenities

Housekeeping

- 12 Garbage
- 13 Pets
- 13 Water Usage
- 13 Wastewater
- 13 Firewood

Parking/Park Access/Traffic

- 13 Parking
- 14 Security Gates and Access Cards
- 14 Traffic, Vehicles & Cyclists

Guests

- 14 During Pandemic
- 14 Post Pandemic

Storage

- 15 Storage Season
- 15 Watercraft Storage

Schedule C

- 16 Camping Season Options & Fees
- 16 Storage Season Options and Fees
- 16 Payment Terms and Deadline Dates for Fees/Payments

Schedule D - Storage Season Agreement

- 17 Access
- 17 Insurance/Liability
- 17 Non-compliance
- 17 Personal Property
- 17 Watercraft
- 17 Watercraft/RV Storage
- 17 Trailer Stabilizers
- 17 Winter Prep of Site

HUBBLES LAKE RV RESORT 2021 SEASONAL RENTAL AGREEMENT

Effective from May 1, 2021 through to and expiring on September 15, 2021
BETWEEN interested parties, namely
The Seasonal Camper, hereafter called the 'Seasonal' with details as per 'SCHEDULE A'
AND
The Hubbles Lake RV Resort Management hereafter called the 'Resort'

DEFINITIONS:

1. RESORT OBJECTIVES

- a) To provide opportunity for enjoyment of the lake, country and community atmosphere, and
- b) To maintain an orderly, secure, respectful environment by enforcing Community Bylaws as per 'SCHEDULE B'.

2. SCHEDULE B

- a) Provides Seasonal with a detailed description of Community Bylaws
- b) Describes the benefits associated in this Agreement and a code of usage
- c) It is the Seasonal's responsibility to remain cognizant of the contents of this Agreement and to refer to it if they are unsure about any policy or procedure.

3. SEASONAL SITE

- a) CAMPING SEASON: May 1 - September 15; STORAGE SEASON: September 15 - April 25
(extended to April 30 if renewing contract)
- b) The site is rented to the Seasonal with Details as per 'SCHEDULE A' and by Community Bylaws as per 'SCHEDULE B'
- c) Agreement cannot be transferred or sold to another individual(s)
- d) Rates & Payment Terms as per 'SCHEDULE C'
- e) The site is intended for vacation purposes; not available for use as a residence; See 'SCHEDULE B' – Sections 18 & 30

4. VIOLATIONS

Any violation of this Agreement, the determination of which shall be at the sole discretion of the Resort, shall result in immediate termination of this Agreement. Upon termination, the Seasonal, their spouse, children, and/or Guests shall be deemed trespassers, under the PETTY TRESPASS ACT - Statutes of Alberta, and the Resort is hereby appointed their respective agent for disconnecting services and removal of their RV, structures, and personal property within 48 hours.

I/We Acknowledge That I/We Have Read, Understand, and Agree to Be Bound to the **2021 SEASONAL RENTAL AGREEMENT**

Signed this _____ day of _____, 202_____

X _____
Seasonal Signature

X _____
Spouse Signature (if applicable)

X _____
Print Name

X _____
Print Name

CAMPING SEASON: SITE # _____

SERVICES: P P/W P/W/S

Price: _____

X _____
Resort Management Signature

SEASONALS LISTED ON CONTRACT FOR SITE:

First/Last Name: _____

Spouse (if applicable): _____

Children (age as of May 1, 2021) – includes 20 years of age & under - if still living at home

1. _____ Age: _____

2. _____ Age: _____

3. _____ Age: _____

4. _____ Age: _____

5. _____ Age: _____

6. _____ Age: _____

CONSENT:

I/We give consent to list our first names in the Resort 2021 SITE DIRECTORY
(Children will not be listed)

Signature(s) X _____ Date: _____

X _____ . Date: _____

I/We give consent to receive correspondence by email (Newsletters, eUpdates).

Signature(s) X _____ . Date _____ Email: _____

X _____ Date _____ Email: _____

SCHEDULE A – 2021 SEASONAL DETAILS

SITE #: _____ Services Included: Power, Power/Water, Power/Water/Sewer

****ANY CHANGES TO YEAR/MAKE/MODEL OF TRAILER MUST BE APPROVED BY RESORT PRIOR TO ENTRY TO RESORT**

RV TYPE: Pull trailer / Fifth Wheel trailer / Motor Home

Total Length: _____ feet

Year Manufactured: _____ Make/Model: _____

Slides Extend _____ feet

MAXIMUM TWO VEHICLES parked on Resort PER Contract:

SECURITY GATE ACCESS CARDS:

Card No. Issued on Vehicle License One: _____

Card No. Issued on Vehicle License Two: _____

GATE SCHEDULE:

Sunday - Thursday.....OPEN - 7:00 am CLOSED - 10:00 pm MST

Sunday (long weekend)..... OPEN - 7:00 am CLOSED - 11:00 pm MST

Friday/Saturday..... OPEN - 7:00 am CLOSED - 11:00 pm MST

DURING THE COVID-19 PANDEMIC the guest policy will be communicated by management to the Seasonal. It is subject to change dependent on both conditions and most current AHS guidelines and/or recommendations.

POST COVID-19 – GUEST POLICY - Complementary – Charges for first 15 guests (each meaning 1 guest on 1 visit) will be waived.

After that :

Day guest - \$10 per day

Overnight \$15 per night – Checkout time at 12 pm MST

We ask you to record guests on sign in sheet at Office prior to arrival. Upon collection of these sheets they will be recorded on cards for your convenience.

SCHEDULE B - 2021 COMMUNITY BYLAWS

FEES:

1. **RESERVATION FEE:** A signed and completed 2021 Seasonal Rental Agreement along with a \$750 Reservation Fee is required to reserve a site and must be received at the Resort office by 6:00 pm MST, September 15, 2020. This fee will be applied to the 2019 seasonal rental invoice as the first instalment and the remaining owing shall be paid as outlined in 'SCHEDULE C'. The reservation fee will be forfeit and is NON-REFUNDABLE if the remaining owing is not received in full by 6:00 pm MST, May 1, 2021. The Resort reserves the right to adjust payment terms, deadlines and/or deny a site rental, the determination of which shall be at the sole discretion of the Resort.
2. **DAMAGE DEPOSIT:** Defined as an entrance payment due upon the initial rental of a site. If the Seasonal decides not to return for a subsequent season, this fee will be refunded only if all personal property is removed from the Resort, the site is restored to its originally unoccupied condition as per Resort discretion and all monthly account fees are paid in full.
3. **RATES & REFUNDS:** Rates and payment terms are as per 'SCHEDULE C'. Charges are for usage of the assigned site as per Section 30, effective May 1 through to and including September 15. If the Seasonal is reserving a site for the following season, complimentary usage of the site and Resort facilities is available until 6:00 pm MST, September 30. There is no refund if the site is vacated prior to Agreement expiration whether voluntary or involuntary and/or upon eviction for violation of this Agreement.
4. **FAILURE TO PAY BALANCE DUE:** If the Seasonal fails to pay balance owing on this Agreement by 6:00 pm MST, May 1, 2021 and does not remove their RV and personal property from the Resort; the Resort, without notice to the Seasonal, may commence legal action and seizure of the Seasonal's RV. The RV may be held or sold as deemed necessary by the Resort. The Resort agrees to account to the Seasonal in respect to the sale proceeds, but is entitled to withhold all responsible expenses including advertising costs, legal fees, disbursements, sales commission, storage, site clean-up, site restoration and GST.

X _____ Seasonal X _____ Spouse

TRAILERS:

5. **AGE OF RV:** Details as per SCHEDULE A. Year/Make/Model changes must be approved by Resort. Maximum manufactured age of an RV coming into the Resort is fifteen (15) years old and then maintained on a site until twenty (20) years old, with sole approval under Resort discretion. The outside body of RV must be kept in good repair. Manufactured wheel covers permitted. Washing of RVs on site is restricted to once during the camping season on a mid-weekday and must be approved by Resort. Specific details available at the Resort office.

6. **USE AS A RESIDENCE PROHIBITED:** Site occupancy and usage are designated 'For Vacation Purposes Only' and are not available (OR to be used) as a seasonal residence. 'CAMPING SEASON RATE' as per 'SCHEDULE C', allows a maximum usage of 90 days as per Section 18. The Resort reserves the right to determine over-usage.
7. **INSURANCE & LIABILITY:** Seasonal must retain a minimum \$1,000,000 premises liability insurance coverage for their assigned site. Proof of current insurance must be provided to validate this Agreement. Personal property is the responsibility of the owner and is stored at the Resort at the owner's risk. The Resort assumes no responsibility for loss through fire, theft, collision or otherwise. Use of the Resort and facilities for the Seasonal as per 'SCHEDULE A' and their Guests is solely at the individual risk of the Seasonal and/or Guests and subject to 'SCHEDULE B'. The Resort, its employees, or its agents shall be saved harmless from any claims whether in contract or tort, by or on behalf of all those admitted to the Resort pursuant to/or because of this Agreement. The signatories, as signed per this Agreement, represent and warrant that they are responsible for and signing on behalf of children listed and/or Guests.
8. **ADVERTISING & SALE OF SEASONAL'S RV:** 'For Sale' signs are not permitted on the site or RV, nor can the Resort name and/or site be used to promote the sale of the Seasonal's RV. All personal property must be removed from the site by 6:00 pm MST, September 15, 2021 if not returning for the 2022 season.
9. **WASHING RV:** Washing of RVs on site is restricted to once during the camping season on a day that is mid-week and must be approved by the Resort. Specific details available at Resort office.
10. **UNDER TRAILER STORAGE: IF DESIRED THESE ITEMS CAN BE KEPT NEATLY UNDER YOUR TRAILER.**
 - ½ cord of wood
 - 1 blue boy
 - Ladder -if stored on top of trailer axles
 - Axes must be stored in sheds or trailer when not in use.

RESIDENT RESPONSIBILITIES:

11. **CONDUCT:** Physical abuse, public intoxication, profanity, abusive language and other unacceptable conduct toward Resort staff or other persons within the Resort is prohibited and may result in immediate eviction and termination of this Agreement with no refund. No person shall be in any Resort facility or public area while intoxicated. Definition of Intoxicated = affected by drugs and/or alcohol.
12. **SMOKING:** NO SMOKING in facilities & public areas including the beach and play areas. Smoking of cannabis anywhere on the Resort premises and/or in RV s is strictly prohibited. Seasonal is responsible to ensure that their Guests are aware and compliant with these regulations.

13. **SUPERVISION OF MINORS:** Parents are responsible for the conduct of their children at all times. All minors under the age of 18 (eighteen) years of age are subject to a 10:00 pm MST curfew while in the Resort with the exception of those who are supervised by a responsible adult.
14. **NOISE:** No unreasonable noise is permitted at any time. Radios, CD/DVD players and televisions, etc... shall be restricted in their use and time of operation for the comfort of other Seasonals. Common courtesy is expected at all times from all Seasonals. QUIET TIME is 11:00 pm – 9:00 am MST. Firearms and fireworks are prohibited for use or in storage on site. Sunday is a “quiet day”; no operating of gas/electric equipment or tools. RV generators are not permitted.
15. **ALCOHOL & CANNABIS:** Alcoholic beverages may be consumed only on and restricted to individual sites, with the sole exception being permission for consumption of alcoholic beverages at the Outdoor Kitchens* when prior arrangements have been made and/or at limited Resort hosted social events. In general, open liquor is otherwise prohibited in all Resort facilities and in public areas. Being private property, the Resort strictly prohibits the use and/or sale of cannabis on the premises. Some forms of cannabis may be permitted if medically prescribed. **Use of Outdoor Kitchens for social gatherings will be by reservation only and alcohol consumption prohibited after 11:00 pm MST.*
16. **MAINTENANCE ACCESS:** At the request of the Resort, the Seasonal is responsible to for-hire or personally remove their RV and personal property from the site for maintenance or renovation access. In emergency situations (fallen trees or utility failure), the Seasonal is responsible to for-hire or personally remove their RV and personal property from the site within 24 hours-notice. Seasonal absolves the Resort from liability relating to towing their RV with details as per ‘SCHEDULE A’.

X _____ Seasonal X _____ Spouse

17. **SWIMMING AREA/LAKE WATER PLAYGROUND/DOCKS/BEACH:** No lifeguard on duty. NO SMOKING at the beach area or on the docks. Lake access and swimming is at the Seasonal’s/Spouses/Guests/Child’s own risk. I/We absolve the Resort from liability relating to beach and lake activities.

X _____ Seasonal X _____ Spouse

STAFF RESPONSIBILITIES:

17. **ROLE OF STAFF & MANAGEMENT:** Resort staff will maintain an orderly, secure and respectful environment by patrolling the Resort premises on a regular basis. The Resort staff are responsible for enforcing ‘Community Bylaws - SCHEDULE B’. Specific duties include maintaining Resort grounds and ensuring that the Resort facilities and equipment are

operating satisfactorily. Information and convenience items are offered at the Resort Office/Store during posted business hours. Please treat this Resort with care and respect and report problems at the Resort Office/Store.

SITE POLICIES

18. **ALTERATION TO SITE:** Site condition is 'AS IS' with absolutely no alterations without Resort approval. Alteration includes but is not limited to the removal/addition of any item including a deck, RV mat, shed, fire pit, soil, sod, gravel, bricks and/or sidewalk blocks, etc. Trees, shrubs, native plants and lakefront vegetation outside the designated site boundary are not to be cut, picked, trimmed, removed, dug up or planted without Resort approval. Ropes/stringed lines should not be tied to trees/shrubs nor should nails, screws or staples be driven into trees, shrubs or Resort property. Gravel, dirt, etc. is not to be disturbed or added without Resort approval.
19. **APPLICATIONS:** Must be submitted and PRE-APPROVED before any alteration is started.
- Decks:**
Decks cannot be raised more than 6", must not extend more than 8' from the side of RV and cannot exceed the length of the RV with the maximum length of deck not to exceed 25'. If applicable, these dimensions must include steps off the side, front or back of the deck. Natural wood colors are preferred for deck finishing. Alternative finishes need to be pre-approved.
- RV Mats:**
RV Mats must not exceed maximum deck dimensions. If the RV, approved deck or RV mat encroaches onto a sod area, the Seasonal is responsible to cut out sod and replace it with purchased gravel.
- Sheds:**
Maximum 2
1 Storage shed (6' W/D; 7' H) resin/plastic
1 Firewood Shed (5' W/D; 4' H) resin/plastic
- *Maximum shed size along lakefront sites if not set behind the RV: 5' W/D; 4' H.*
 - Gravel or bricks laid in-ground as a deck, shed, fireplace base, or for other applications become Resort property.
- Previously approved applications remain valid unless notified (D=depth; H=height; W=width)
19. **SITE MAINTENANCE:**
- The site must be kept tidy and uncluttered.
 - Clotheslines and/or tarps are not permitted.
 - Seasonal is responsible to weekly maintain their assigned site (perimeter to be determined by Resort) OR hire by Option as per "SCHEDULE C".
 - Lawn area must be trimmed **no shorter than three (3) inches.** (mulching the clippings)
 - Graveled area must be kept grass and weed free.
 - To reduce the fire hazard and increase pest control, initial spring cleanup must be completed by the Alberta May long weekend

- Flowerpots, ornaments and firewood should be set on the graveled area or deck to avoid damaging the lawn. If maintenance is neglected, the Resort, without notice to the Seasonal, will perform such and invoice accordingly. Minimum \$50 + GST will be charged each time the Resort must attend to a neglected site.
- Resort will be CLOSED two mid-weekdays in May and in June for grounds weed control. Due to the necessity of optimum weather/growing conditions for weed control, the Resort will give a minimum four (4) hour email notice and bulletin board posting for closure days.

20. **GAZEBOS & TENTS:** These are to be temporary structures. Maximum one (1) set up on a site while Seasonal is present at Resort and must be dismantled if not present. If the gazebo or tent is set up on grass, it must be moved after the third day. Anchor ropes must not be fastened to Resort property or trees. Tarps are not permitted.

RESORT AMENITIES:

20. **FACILITIES:** Coin Laundry, Outdoor Kitchens, Playgrounds, Portable Toilets, Rec Room, Washroom/Shower:

- Seasonal is responsible to ensure respectful use of facilities by themselves, their children and their guests.
- Problems with facilities should be reported at the Resort office.
- Access to and use of facilities will be denied for discourteous use.
- Facilities are complimentary and may be closed for maintenance, renovations and/or discontinued as per Resort discretion.
- NO SMOKING in all facilities.

21. **LANDSCAPING FEATURES:** Seasonal must ensure that their children and/or Guests do not use the Resort landscaping features as play structures as these have been installed/maintained for viewing enjoyment only.

22. **SITE AMENITIES:** Picnic table provided. Additional fridges/freezers not permitted other than built-in RV appliances.

Electricity: 30 amp service available from May 1 through to September 15 (or September 30 - See Section 18)

Outages from Resort electricity provider occur occasionally. As per terms of this Agreement, the Resort is not responsible for losses including loss of fridge contents due to outages. Resort suggests that RV be adjusted to propane or other source before checking out of Resort in case of an outage while Seasonal is absent.

Water/Sewer: Available as weather permits (Resort discretion); roughly May 15 - September 15

HOUSEKEEPING:

25. **GARBAGE:** This Agreement allows for disposal of household garbage. Garbage must be bagged and placed in appropriate dumpster. Items such as lawn chairs, lumber, etc., must not be left at dumpsters for disposal without prior approval. Extra charges may apply. "Incidental garbage only" to be placed in lined garbage barrels.

26. **PETS:** Pets of any kind are not permitted on the Resort premises: common areas, sites, in RVs or otherwise. It is the Seasonal's responsibility to ensure their guests know not to bring their pets.
27. **WATER USAGE:** Water to sites will be available only as weather permits, roughly May 15 to September 15. Resort reserves the right to limit water usage on sites. Seasonals on 'Power/Water' or 'Power/Water/Sewer' sites secure a hose from RV to the water hydrant. Seasonals on "Power" sites can fill RV fresh water holding tanks and then must disconnect the hose from the hydrant for storage out of sight. Seasonal is prohibited from watering lawns with water from Resort hydrants. Hot tubs, inflatable pools and/or the like are not permitted.
28. **WASTEWATER:** All wastewater (grey or black), must be collected in RV holding tanks. Seasonals on full hook-up sites must install rigid plumbing line to support RV hose for proper drainage and to protect it from possible breakage and UV rays. RV hose must be fitted with adapter for connection to Resort plumbing outlet. Seasonals using portable containers (i.e. 'blue boys') for wastewater transfer from their holding tanks to the sani-dump station must use hose connections when filling portable container and when dumping at sani-dump station. Deliberate drainage of wastewater (grey or black) from holding tanks or portable containers onto ground will result in immediate eviction. Portable toilets are not to be used as a sani-dump station. Deodorant sani-treatment must be added to all (grey and black) RV wastewater holding tanks to control odors.
29. **FIREWOOD:** Maximum half (1/2) cord stored neatly under trailer or in a shed. Plastic or resin shed can be used . (It's maximum size: 5' W/D; 4' H) See Section 4. Tarps are not permitted.

PARKING / PARK ACCESS / TRAFFIC

27. **PARKING:**
- Sites 1 - 36 permitted 15-minute drop-off parking at their site. Road access must not be restricted for the neighboring Seasonals during this time and then vehicle should be moved to Lower Parking Lot. Lots 1-36 are the only residents that are using the lower parking lot.
 - Sites 37 - 116 can park one vehicle on their site. If they have a second vehicle they are to use Upper Parking Lot.
 - ALL GUESTS use Upper Parking Lot; GUESTS PROHIBITED from parking outside Resort security gates.
 - 'No Parking' on vacant sites OR on another Seasonal's site except when granted explicit permission from them.
 - 'No Parking' outside Resort security gate between 10:00 am - 9:00 pm MST. Parking outside Resort security gates is RESTRICTED TO SEASONALS ONLY starting after 9:00 pm MST; however, **vehicles must be moved into the Resort by 10:00 am MST the following morning.**
 - In any case listed above, the Resort reserves the right to make special provisions for parking.

29. **SECURITY GATES & ACCESS CARDS:** Access cards may be purchased by Seasonal only and must not be given to Guests. Children listed on 'SCHEDULE A' may use access card; however, the Seasonal and spouse (if applicable) are the only ones who are permitted to register Guests. Access cards as per 'SCHEDULE A' may be deactivated without notice to the Seasonal for violations of this Agreement until issues are resolved. An emergency call button is located at the Resort office entrance door for use when security gates are closed; see 'SCHEDULE A' for opening and closing hours. A \$25 + GST 'Nuisance Fee' will be charged if Resort staff is required to open the security gate for a non-emergency as determined at the discretion of the Resort.
30. **TRAFFIC, VEHICLES & CYCLISTS:** Pedestrians have right-of-way at all times. Speed limit is 10 km/hr for both vehicles and cyclists. Vehicular traffic within Resort is to be kept to a minimum. All minors under the age of 18 (eighteen) years must wear approved helmets if riding any type of bicycle/skateboard/scooter.

GUESTS:

31. **DURING THE COVID-19 PANDEMIC:** Guidelines will be communicated upon consultation with AHS
32. **POST COVID-19 GUEST POLICY:**
Definition of Guest : A person not listed on SCHEDULE A is deemed to be a Guest
- a. All persons admitted (including RV technicians and other service personnel) regardless of their age or time spent at the Resort, must be personally registered by the Seasonal upon entrance to the Resort. Children listed on 'SCHEDULE A' are not permitted to register Guests; nor can Guests register themselves. Telephone and/or email registrations not accepted. Seasonal may use access card to admit their Guests. As a convenience during Resort office hours, if the Seasonal pre-registers their Guest, Guest may use the gate intercom. Office Staff will give admittance to Guests only if they are pre-registered. Admission will be denied to unregistered Guests for both security and to uphold the FOIP Act.
 - b. Seasonal is responsible for the conduct of their Guest(s) during their stay at the Resort. Guests are required to adhere to all terms and conditions in this Agreement regarding Resort conduct.
 - c. Seasonal may register Guests to use their site when they are not present only if prior arrangements are made at the Resort office. All persons admitted must be registered by the Seasonal or Spouse. Abuse of this policy will result in the privilege being revoked. Resort reserves the right to limit the length of stay of Guests.
 - d. Guest Parking: Upper Parking Lot. Guests prohibited from parking outside the Resort security gates.
 - e. Guests are not permitted to register other Guests. Guests are not permitted to bring pets.
 - f. Maximum guests allowed on a single day is **10** not including those registered on Guest RV Sites. Definition of a Group Function: Registering ten (10) Guests on a single day. Prior arrangements are to be made at the Resort office for a group function. Group functions not permitted on statutory holidays or long weekends. APPLICATIONS and more information available at the Resort office.
 - g. DAY GUESTS Check-out by 10:00 PM MST with No Parking outside the Resort security gates
 - h. OVERNIGHT GUESTS Check-out by 12:00 PM MST NOON the following day
 - i. Charges for Guests will be invoiced monthly:

- DAY GUEST: \$10 EACH; OVERNIGHT GUEST: \$15 EACH (+GST)
- No charge for children aged 5 & younger; and No charge for Guests who Check-In/Check-Out within 30 minutes
- No charge for RV technicians and other service personnel. These Guests must still be registered and admitted by the Seasonal.

j. RV SITES for Seasonal’s Guests available; Reservation policy available at the Resort office. Seasonal must be present during entire Guests stay to host them. Base Rate: \$55/night + GST

STORAGE:

33. **STORAGE SEASON OPTIONS:** Payment for storage of RVs and/or watercraft is due no later than September 15, 2019, 6:00 pm. Storage is offered only by the DEFINITIONS as listed in ‘SCHEDULE D’.

34. **WATERCRAFT:** Option ‘Watercraft Fee during Camping Season’ must be added to charges due for each watercraft seven feet or greater in length. Watercraft storage is available on racks at the launches; storage of watercraft on sites must be pre-approved by Resort. All watercraft and storage rung (if applicable) must be identified by site number. Watercraft may be moored to launches when the Seasonal is present at the Resort; however, must be moved to storage rack or site if Seasonal is vacating the Resort for more than 24 hours. Watercraft must be fitted with approved cover so it will not collect water when stored on the racks. Tarps not permitted. Watercraft are not permitted in swimming area. If not purchasing ‘Watercraft Storage’, during Storage Season, site number must be removed from rung.

Please specify type and how many:

\$100 per year: _____ Canoe _____ Inflatable _____ Kayak _____ Paddle Boat _____ Row Boat

\$50 per year : _____ Paddle Board

SCHEDULE C: CAMPING SEASON OPTIONS (MAY 1 - SEPTEMBER 15)

- Watercraft Fee (per watercraft 7' and over)..... \$ 100
- Paddle Board Fee \$ 50
(Storage will be built to accommodate all watercraft over 7')
- Grounds Maintenance (minimum if requested)..... \$ 25
- Waste-water Pump-out..... \$ 30
- Tow RV (parking lot to site; help level)..... \$ 40
- Tow RV (site to parking lot)..... \$ 25
- Security Gate Access Card..... \$ 10
- Tractor/Skid Steer for Hire..... \$ 80 per hour

STORAGE SEASON OPTIONS (SEPTEMBER 15 - APRIL 30)

- RV Storage..... \$ 175
 - Winter Watercraft Storage (per watercraft)..... \$ 50
- Please note that GST will be added to all fees.*

PAYMENT TERMS & DEADLINE DATES:

FEES/PAYMENTS DUE:

- Storage Season Options..... September 15, 2020
- Site Reservation Fee of \$750 (First Installment)..... September 6, 2020
- Second Instalment (\$1,000)..... April 1, 2021
- Balance on Camping Season..... May 1, 2021
- Camping Season Options..... Upon Receipt or on e-Gift Card
- Store and Guest Charges..... Upon Receipt or on e-Gift Card
- Payments types accepted: MC, VISA, Debit, E-Transfer, Cheque, Cash
- Administration Fees: -3% of balance owing + GST for late payments -\$45 + GST for returned cheques
- Rates and fees do not include tax: Please add 5% GST to the total

SCHEDULE D - 2020/2021 STORAGE SEASON AGREEMENT

Storage Effective September 15, 2019 through to and Expiring on Saturday April 25 at 1 pm. 2020 for those returning for 2020 an extension is given to season opening day.

DEFINITIONS: Complimentary storage of approved decks and sheds ONLY if purchasing RV storage

1. **ACCESS:** Resort Management does not reside full-time on the premises during the STORAGE SEASON. Appointments must be made in advance for Resort access between October 1 and April 30. In the event an RV must be removed from the Resort during the STORAGE SEASON, charges may apply for snow removal, freeing items that are frozen down and/or towing the RV.
2. **INSURANCE/LIABILITY:** Seasonals are responsible for adequate insurance on their RV. All personal property is the responsibility of the owner and is stored at the Resort at the owners risk.
4. **NON-COMPLIANCE:** Personal property not in compliance as per said DEFINITIONS and being left on site after September 30 will be deemed abandoned & removed; Seasonal is responsible to pay removal & disposal fees.
5. **PERSONAL PROPERTY:** To give full access for grounds maintenance during Storage Season, ALL personal property must be stored in RV compartments or approved shed. If the Seasonal's personal property does not fit in their RV compartments or approved shed, it must be removed from the Resort. Storage of items under the RV is not permitted unless approved by Resort. Tarps not permitted.
6. **WATERCRAFT:** Cannot be stored on a site unless inside Seasonal's RV or an approved shed. Watercraft storage is only available on metal racks at the launches. Site number must identify both watercraft and rung. Paddle boats to be fitted with covers so they do not collect water. Tarps not permitted.
7. **WATERCRAFT/RV STORAGE:** Charges are for storage of RV and watercraft only. The Resort assumes no responsibility for loss through fire, theft, collision, or otherwise to the Seasonal's RV, vehicles, watercraft, their contents, and all personal property. The Resort, its employees, or agents shall be saved harmless from any claims whether in contract or tort, by or on behalf of all those admitted to the Resort pursuant to or because of this Agreement. Any violation of this Agreement, the determination of which shall be at the sole discretion of the Resort, shall result in immediate termination of this Agreement. Upon termination, the undersigned, his/her family and Guests shall be deemed to be trespassers, under the PETTY TRESPASS ACT - Statutes of Alberta, and the Resort hereby appointed their respective agent for removal of their RV, structures, equipment and personal property within 48 hours.
8. **TRAILER STABILIZERS:** Trailer stabilizers are to be fully retracted to allow for site maintenance.

WINTER PREP OF SITE

PLEASE NOTE:

- a. Metal fire pits may be stored in approved shed or on a deck along the side of the RV.

- b. A propane BBQ may be stored on approved deck along the side of the RV OR moved to one of the outdoor kitchens CLEARLY MARKED with the Seasonal's Site #. BBQ must be moved back to Seasonal's site by the May long weekend.
- c. On P/W/S sites plumbing hoses/lines must be disconnected from Resort outlets and outlet cap reinstalled.
- d. Rigid plumbing lines must be dismantled and stored either in approved shed OR on approved deck along the side of RV.

I/We Acknowledge That I/We Have Read, Understand, and Agree to Be Bound to this Storage Agreement.

Signed this _____ day of _____, 202_____

X _____
Seasonal Signature

X _____
Spouse Signature (if applicable)

Print Name

Print Name

RV WINTER STORAGE: (circle) Yes -or- No

WATERCRAFT WINTER STORAGE: (circle) Yes -or- No

Watercraft types and how many:

Row Bow# _____ Canoe # _____ Paddle Boat # _____ Kayak # _____ Paddle Board # _____