

Schedule B refers to those seasonal campers that are bringing in a trailer not purchased through the Landings Campground or Country Gardens RV Park offices.

The following rules and conditions are required to operate a professional campground business and are intended to help provide a safe and enjoyable camping experience for all of our guests.

Administration

1. Seasonal camping begins the Friday prior to the May long weekend. If ground and weather conditions are suitable, the gate will be open to allow access for site cleanup. Cars may be required to remain in the parking lot.
2. Seasonal camping ends the Sunday following Thanksgiving Day at 8pm.
3. Limited, pre-authorized off season use of trailers may be permitted upon payment of fee.
4. Please ensure that Landings is informed of any changes in address, telephone numbers, insurance information or email address.
5. Please have your site number visible from the road.
6. Schedule B seasonal campers must vacate the site by the end of the week following the season closing date. Schedule B seasonal campers may store their trailer, deck and/or shed on site upon payment of the winter storage fee.
7. All trailers must have property and liability insurance coverage.

Site Maintenance

1. No digging or placing of stakes due to underground services without checking with office.
2. Occupant is responsible for keeping sites mowed, neat and free of unnecessary items. If occupant is unable to do so, Landings will complete the work and charge accordingly.
3. Occupant is responsible for keeping the exterior of their trailer in good visual appearance. If occupant is unable to do so, Landings will complete the work and charge accordingly.
4. Sites must be returned to original condition when vacated. A fee will be charged to the occupant for laying sod or patio replacement or shed removal where required.
5. Add-a-rooms (hard wall) and rigid awnings (non-canvas) are not permitted on Schedule B seasonal sites. Decks shall not exceed 10' in width by the length of the trailer, or the equivalent square footage. The top surface of a deck must be built with a minimum of a 5/4" deck board. A single shed not exceeding 8'x8' and made of steel, plastic, vinyl siding or natural wood is permitted, but must be removed at the end of the camping season unless winter storage has been paid. Fences and hard roofed gazebos are not permitted. All projects must be approved in writing by the management.
6. Storing boats, vehicles, additional camping units or other non-camping equipment on site is not allowed. No repairs to vehicles in the campground.
7. Landings reserves the right to demand repair or removal of any structures that are not kept in an appropriate state of repair.
8. Building permits may be required for some projects.
9. Extra refrigerators must be kept in a vented shed.
10. Sawing, hammering and loud yard work is not permitted on Sundays.
11. Deck or shed projects undertaken by occupant should be completed before July 1st or started after the Labour Day Holiday. Occasional permission may or may not be granted to do projects during the week between these dates.
12. Diapers, sanitary napkins and wipes, applicators, paper towels and grease all block sewers. Do not use bleaches and 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.
13. Please dispose of all wastes properly. A fee will apply for the disposal of refrigerators, plastic furniture, couches or other large items. E-waste (computers, microwaves, stereos etc) must be taken home for disposal.
14. From time to time, management may require the removal of trailers and equipment from the Occupant's site in order to complete maintenance and improvements.

Sale and repair of trailers

1. Landings reserves the rights to the sale of all add-a-rooms and rigid awnings, slide-out covers and trailers within the park.
2. Check with the office if you are contemplating replacing your trailer with a different new or used trailer. You must get written approval from Landings prior to doing so. This permission may or may not be granted. Your current contract is with your current trailer.
3. Landings reserves the rights to the sale of trailer repairs, service and winterizing within the park. Site occupants may complete repairs to their own equipment, with the exception of propane gas repairs or other repairs that require qualified technicians. All trades people and contractors must be approved and pre-qualified by management and they must provide a copy of Worker's Compensation coverage or liability insurance if self employed before any work is undertaken.
4. Any trailers over 25 years old must be removed when site is being vacated, with the exception of C.S.A. Standards Z-241 product at the discretion of management. Landings also reserves the right to not allow trailers under 25 years old to be resold on-site. Please note, in 2020 the age limit on a trailer will 20 years.
5. All trailer sales within Landings will be handled by the management and a marketing fee must be paid to Landings by the seller. Landings must approve any purchasers. Purchasers must complete a license of

occupation. Landings will assist in selling trailers by showing units to customers, handling inquiries and any responses to advertising that may be placed.

6. If a Schedule B seasonal camper wishes to sell their trailer through the park, Landings will sell it as a trailer to leave the park. Otherwise, the Schedule B seasonal camper will pull their trailer out of Landings to sell it privately.
7. Landings will provide marketing for any trailers for sale in the campground. Management must approve any information posted. Under no circumstances are "For Sale" signs permitted to be posted on trailers or individual sites within the campground.
8. A Schedule B winter storage fee will apply to any trailer not purchased through Landings, coming into the park to be used for seasonal camping.

Use of site and common areas

1. One car per site is included in your seasonal fee. Additional car passes may be purchased. Please instruct visitors to park in the parking lot.
2. Gate access is limited to Occupants in registered vehicles with accounts in good standing with valid contracts.
3. The speed limit in the campground is 15km/hr or less.
4. No unlicensed vehicles or drivers are permitted. Roads are to be kept clear of bicycles, people and cars after 11pm. Bicycles should not be used after dark.
5. No mini bikes allowed.
6. Please practice water conservation at all times. Landings may restrict water usage.
7. No high volume water appliances or fixtures such as dish washers, washing machines or house toilets.
8. Please reserve the Recreation Hall in the office.
9. Swimming is at own risk. No lifeguard on duty. No swimming after dusk.

Pets

1. Occupants are expected to clean up after their own pets.
2. Dogs must always be kept on a leash, except in the designated dog run area. Pets should never be left alone on the site. If noise is a problem, or your pet is offensive in any way to other campers, Landings reserved the right to ask you to remove your pet from the campground.
3. Dogs or other pets are not permitted in the recreation hall, pool enclosure, and beach area, with the exception of Service Animals.

Noise

1. Please be considerate of your neighbours. Quiet time is all the time – but especially from 11pm to 8am. All activities must cease at 11pm, which includes radios. Visitors must leave by 11pm. Excessive noise at any time will not be tolerated.
2. No firecrackers or fireworks unless cleared by Office Management.

Supervision of minors

1. Playground and swimming areas are off limits after dusk. The campground does not provide lifeguards at swimming areas or attendants at the playground. Parents or guardians are responsible for the supervision of their own children.
2. Children under 12 years of age are not allowed within the pool enclosure or near the pond unless accompanied by a parent or his/her agent who is not less than 16 years of age.
3. Those under the age of 18 years must have a responsible parent or his/her agent who is not less than 18 years of age on the campground premises at all times.

Visitors

1. Visitors must leave by 11pm. Overnight guests must register and pay the required fee. Please advise visitors of admission fees to be paid at campground entrance. Please inform your visitors to park in parking lots. Tents are not permitted without approval from the office.
2. Remember that you are responsible for the conduct of your guests.
3. Visitors staying after 11pm are subject to the overnight fee.

Campfires and firewood

1. No chainsaws are permitted. Firewood must be pre-cut prior to coming into the campground and stacked neatly in shed or beside trailer or shed. The burning of whole skids, tainted wood, plastic or garbage is not permitted.
2. Please keep fires moderate in size and never unattended. Thoroughly douse fires when unattended.
3. No removal or damage to live or distressed trees is permitted.
4. Do not nail or chain anything around or on any living trees.

Alcohol and illegal drugs

1. According to provincial law, alcohol may only be consumed on your site and in your trailer.
2. You are responsible to ensure that underage drinking does not occur on your site.
3. Use of illegal drugs anywhere in the campground will result in eviction and possible termination of license of occupation.

(Please note that from time to time, planned campground activities may extend beyond 11pm.)