

## **Schedule A and B – The Rules, Regulations and Policies for Landings Campground Ltd**

**February 19, 2025**

### **Terminology:**

The Park            Landings Campground Ltd.

The Occupant    The person(s) registered to a site within The Park

### **On Season and Off Season Access**

- The Main Season runs the Friday before the May long weekend until the Sunday after Thanksgiving.
- Limited, pre-authorized, off-season use of your site may be permitted. The Occupant, if approved, may use their trailer for a nightly or weekly fee if the water is on in The Park. Once the water is off, The Occupant cannot arrange for off season camping or recreational use of the site.
- During the off season, The Park will provide Access Days where The Occupant can access their site for the purpose of maintenance only. Vehicles will be required to park in the parking lot. This access is not for recreational use. If the Occupant needs access to their trailer outside these Access Days, it must be pre-approved and a fee will be applied.

### **Occupancy**

- Seasonal fees include 2 Occupants, the Occupant's children, or grandchildren under the age of 18 years and one vehicle. 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.
- Subletting or renting is not permitted.
- The campsite is for recreational use by The Occupant only.
- Proof of permanent address is required. This must be provided through a driver's license or other government issued ID. After a photocopy 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 can not be used as your permanent residence.

### **Additional Vehicle, Proximity Card and Additional Registered Campers**

- The Occupant can purchase additional vehicle stickers or proximity cards for their registered vehicles. All vehicles using a proximity card to open the gate must display a current vehicle sticker and everyone inside the vehicle must be a registered camper. The Occupant can register frequent visitors as additional campers to The Occupant's site and arrange for their own vehicle stickers and proximity card.
- The Park may limit the number of additional campers.
- The Park may limit the number of vehicles on a site.

### **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.

### **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.
- The Occupant may order food for delivery. The Occupant must meet the delivery driver at the gate. Be respectful of their time and don't make them wait. Delivery drivers will not be given access into the park.
- If The Occupant has a large delivery coming, they must inform The Park. These deliveries must arrive from 9am to 5pm, Monday to Friday.

### **Seasonal Fees and Invoices**

- The Occupant is responsible for paying invoices from The Park by the invoice due date. Late fees will be applied to overdue payments.
- Seasonal Camping Fees are due in full by May 1<sup>st</sup>. A fee of 10% on the outstanding Seasonal Camping Fees, per month, will apply after May 1<sup>st</sup>.

### **Visitors**

- Visitors are defined as guests of a registered Occupant who are not their children or grandchildren under 18 years of age. No visitor is permitted in The Park without an adult registered Occupant present.
- 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 to be paid. If the Occupant has a visitor coming into the campground in the Occupant's vehicle, they must pay the admission fees for that visitor. If there is no attendant in the office, it will be the Occupant's responsibility to remit it to the office later.
- Visitors may arrive between 9am and 8pm. If the Occupant has a visitor arriving outside these hours, they must have approval from the office. Visitors on campground property, between the hours of 11pm and 9am, will be subject to the overnight visitor fees. Day Visitors must leave by 11pm. If the Occupant's visitors are here between 11pm and 9am, they must register at the office as an overnight visitor.
- Overnight visitors are permitted to set up a tent on a seasonal site, after receiving permission from The Park office staff. Additional charges for the tent will apply. Tents must be taken down after use and are not permitted to stay up for extended periods of time.
- 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 preapproved with the office. These visitors must be paid for in advance or the visitors must pay for themselves before park entry is admitted.
- When a visitor pays their fee, they are recognized as The Occupant's guest. All others are considered to be trespassing on Park property.

### **Supervision of Minors & Swimming Rules**

- The Occupant is responsible for the conduct of their children, grandchildren, and other visiting children.

- Playgrounds and swimming areas are off limits after dusk.
- 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 own 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 must be accompanied by an adult when the child is operating a mini battery-operated car. The adult must be within 20' and in direct supervision of the child.
- 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.
- Children are not allowed on other camper's campsites unless they have permission from both their guardian and the Occupant of that site.
- It is the Occupant's responsibility to inform minors in their care of the rules.

### **Pets**

- 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 12' or less.
- Pets should not be left alone on the site.
- Pets are not permitted in or near the swimming areas, on the beach, or inside any park buildings, with the exception of 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 odours.

### **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 5' in diameter and filled with no more than 4 inches of water. Water cannot sit idle and must be emptied daily or covered to prevent mosquitoes.
- High water usage toys are not allowed. ie Splash Pads, and Slip & Slides.

- No hot tubs.
- Washing of trailers is permitted during off peak water usage times. Examples of on peak times are weekends, holidays and during other times of high-water usage.
- Do not wash any vehicles.
- Do not water the roads.
- Do not water lawns. The exception would be if fresh sod was recently put down.
- Do not excessively water gardens and flowerbeds.
- Individual water meters may be installed in the future to each site.
- The Occupant must repair any running toilets or dripping taps.
- It is The Occupant's responsibility to inspect their water connection for drips or cracked hoses.

### **Hydro**

- All new Occupants will pay a one time \$100 hydro deposit. They will receive two hydro invoices a season. The first hydro invoice will be in June. The second hydro invoice will be sent out in September.
- If an Occupant is leaving The Park, a final hydro invoice will be done once the site is vacated. Outstanding hydro or other outstanding invoices will be deducted from the \$100 deposit.
- The Occupant is responsible for unplugging their RV at the end of the season.
- It is The Occupant's responsibility to inspect their hydro connection for worn or frayed wires.

### **Use of Site and Common Areas**

- Creek must be kept clear of all dams and structures.
- The speed limit in the campground is 15km/hr or less.
- No unlicensed vehicles or unlicensed drivers are permitted.
- Bicycles can not be used after dark.
- Abusive language or profanity will not be tolerated.
- Glass cups are not permitted off The Occupants site.
- Waterloo Wireless is the sole provider of internet for The Park. No other internet provider is allowed to access the park for the purpose of providing internet.
- With the exception of The Park, no one is allowed on The Occupant's site without permission. Do not use campsites as a shortcut.

### **Electric Bikes**

- Electric Bikes are different from pedal bicycles. When using it as a motorized bike, additional rules apply.
- A helmet must be worn when operating an Electric Bike.
- You must be at least 16 years old to ride an Electric Bike.
- Electric Bikes cannot be used after dark. The exception would be if an Electric Bike is being used as a vehicle to drive back to The Occupant's site. If driven after dark, they must have front and rear lights.
- The max Electric Bike speed is 15km/hr.
- The Electric Bike must have fully operable pedals.
- You cannot carry a passenger, unless your Electric Bike is designed and equipped for it.
- Electric Bikes are prohibited to be operated while consuming alcohol, smoking or vaping, or while under the influence of alcohol, cannabis or drugs.

### **Security Cameras**

- The Occupant can install a security camera. The Occupant must inform individuals of the cameras through a clear and visible sign posted on their site.
- Security Cameras cannot have audio.
- Security Cameras cannot show any roadways or common areas.
- Security Cameras cannot show anyone else's site, trailer, shed, or deck.
- Security Cameras can only show The Occupant's trailer, shed, deck, and site.
- In the event that a security camera on The Occupant's site is the subject of a valid complaint by other Occupants, their visitors or park staff, as determined solely by The Park Owner, then The Park Owner may further restrict security cameras on The Occupant's site as deemed by The Park Owner to be appropriate.

### **Noise**

- Please be considerate of your neighbours. Quiet time is all the time – but especially from 11pm to 8am. All noisy activities must cease at 11pm, which includes radios and guitars. Visitors must leave by 11pm. The Occupant and their overnight guests may still enjoy a quiet campfire after 11pm.
- Outside TVs must be kept at a reasonable volume and shut off at 11pm.
- Excessive noise at any time will not be tolerated.
- No firecrackers or fireworks, unless approved by The Park.
- If you, The Occupant, are disturbed by an unruly camper, contact the office. Do not wait until the next morning to address your complaint, as it will be too late for The Park to properly address the issue.

### **Site Maintenance, Projects & Repairs**

- All projects, large or small, must be approved by The Park using a Project Request form.
- Building permits may be required for some projects.
- Sawing and hammering are not permitted on Sundays. Refrain from doing loud yard work, like cutting the grass, on Sundays.
- No digging or placing of stakes due to underground services without checking with the office.
- 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 is unable to 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.
- 100lb propane tanks or smaller are permitted. Propane rental or fill service companies will not be permitted onto the property.
- Fences are not permitted.
- The Occupant must not place items along the roadway. This includes but is not limited to road markers, rocks, or flowerpots. One exception would be in the early spring, when the ground is soft, and road markers are placed to prevent driving on wet grass. These must be removed prior to June 1<sup>st</sup>. The other exception is when they are placed at the discretion of The Park.

- The Park reserves the right to demand repair or removal of any structure or item on The Occupant's site, at The Occupant's expense.
- From time to time, 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 ATVs, dirt bikes, or minibikes.
- No electric scooters.
- Storing boats, vehicles, utility trailers, additional camping units or other non-camping equipment on the site is not allowed.
- No repairs to vehicles within the campground.
- Extra refrigerators must be kept in a vented shed or add-a-room.

#### **Service**

- The Park reserves the rights to the sale of trailer repairs, service, winterizing, and deck or shed 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 must fill out a Project Request form and have it approved. 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**

- Add-a-rooms (hard wall), Slideout Covers, and ridged awnings (non-canvas, Hard Roofs) must be of a pre-manufactured and pre-engineered type.
- The Park reserves the rights to the sale of all Add-a-rooms, Slideout Covers and Ridged Awnings.
- Hard roofed gazebos are not permitted. Soft top gazebos must be 10' x 12' or smaller. Soft top gazebos must be in good visual condition.

#### **Decks**

- Decks shall not exceed 10' in width by the length of the trailer, or the equivalent square footage at Landings Campground.
- Decks are to be built with Pressure Treated wood. If you are using other material (ie Composite), please bring the information on this material to the office for approval.
- It is strongly suggested that decks be built in sections.
- The top surface of a deck must be built with a minimum of a 5/4" deck board.
- All Deck framing must use a minimum of 2 x 8 boards.
- Any deck 24" or more at its highest point off the ground may require a permit.
- Any deck 18" or more at its highest point off the ground is required to have a railing attached.

- Railings must be a minimum of 36" high, and a maximum of 42" high. The space between each spindle must be 3 ½" or less. Spindles 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.
- If the Occupant is building a deck themselves, they must fill out a Project Request form and have it approved prior to building a deck. The Occupant will have 14 days to complete the deck. It must be completed prior to Canada Day long weekend or started after Labour Day long weekend.

### **Skirting**

- All Park Models must be skirted within 12 months of installation.
- Skirting is to be built with fence board, 5/4" deck board, or plastic skirting. If you are using other material, please bring the information on this material to the office for approval. No wooden Lattice.
- If the Occupant is installing the skirting themselves, they must fill out a Project Request form and have it approved prior to installation. The Occupant will have 14 days to complete the deck. It must be completed prior to Canada Day long weekend or started after Labour Day long weekend.

### **Sheds**

- Sheds at Landings Campground must not exceed 64 square ft and must not be higher than 8' 6" at its peak. Sheds must be of steel, plastic, vinyl siding or natural wood. The exterior of the shed cannot be of exposed plywood, particle board, tarps, or untreated lumber.
- The following are acceptable bases for a shed; pressure treated wood, patio stones, concrete, or gravel.
- More than 1 shed is not permitted at Landings Campground.
- If the Occupant is building a shed themselves, they must fill out a Project Request form and have it approved prior to building a shed. The occupant will have 14 days to complete the shed. It must be completed prior to Canada Day long weekend or started after Labour Day long weekend.

### **Campfires, Firewood and Trees**

- No chainsaws are permitted.
- Do not burn plastic, garbage or other material that causes nauseous odours or black smoke. The burning of whole skids, or tainted wood is not permitted. Liquid accelerants must not be used to start a fire.
- The Park sells firewood and can deliver to The Occupants site. If The Occupant chooses to bring firewood into the campground; They must never have more than 1 face cord on their site. A face cord is 4ft high, 8ft long, and an average of 16". They cannot sell or provide firewood to others in the park. They cannot have firewood delivered from outside the campground. It must be pre-cut prior to coming into the campground. They must know the history of the wood and guarantee that it was not cut down due to infection, infestation, or mold.
- 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. Thoroughly douse fires when 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 fire pit without checking with The Park and their neighbour.

- 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, which 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 fill out a Project Request Form 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 the office 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, 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 that is 10 times more than the regular charge for removing an item.

### **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 nicotine or 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 The Park Owner, then The Park Owner may further restrict consumption or smoking on The Occupant's site as deemed by the Park Owner to be appropriate.
- Use of illegal drugs anywhere in the campground will result in eviction and termination of License of Occupation.

### **Golf Carts**

- The same rules that apply for motor vehicles on our roads and highways do apply in our campground. Golf Carts can be a fun vehicle if driven properly and leisurely, but a hazard if driven carelessly.
- Solo drivers must have a valid G2 or G driver's license. Young drivers must produce proof of this if asked. Drivers with a beginner's license must be with a G license holder at all times.
- Adult campers without a license, but still able to safely drive a cart, may do so at The Park's discretion.



- Golf Carts are prohibited to be operated while consuming alcohol, smoking or vaping, or while under the influence of alcohol, cannabis or drugs.
- 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.
- Screaming, hollering, abusive language and boisterous behaviour will not be tolerated. No radios or speakers are to be used on golf carts.
- Shortly after 11pm, golf carts must be back on The Occupant's site and stay there until 8am.
- Each cart must have front and rear lights if driven after dusk.
- Each cart must have The Occupant's site number, at least 3" tall on each side of the cart.
- Each cart must be properly insured with a copy of proof of liability insurance given to the office.
- Only electric golf carts are allowed.
- The Occupant must inform all drivers of their Golf Cart of the rules.

#### **Schedule A**

- Schedule A Campers are Seasonal campers that purchased a new or used RV or Park Model through Country Gardens RV Park, Landings Campground, or Whistle Bare Campground. This includes used RVs and Park Models that a current Schedule A seasonal camper is selling through Country Gardens RV Park, Landings Campground or Whistle Bare Campground.

#### **Schedule B**

- Schedule B Campers are Seasonal campers that did not purchase their RV through Country Gardens RV Park, Landings Campground, or Whistle Bare Campground. Schedule B Seasonal Campers are only guaranteed their site for one camping season. Winter storage fees will apply to units on these sites.

#### **Trailer Sales**

- The Park reserves the rights to the sale of all RVs within The Park.
- Schedule B Seasonal Campers may not be allowed to sell their RV on site.
- Any trailers over twenty years old must be removed when site is vacated, with the exception of C.S.A. Standards Z-241 product, at the discretion of The Park. The Park reserves the right to not allow trailers under twenty years old to be resold on site.
- All trailer sales on the Park grounds shall be handled by The Park. The Occupant must complete a Trailer Sales Form. If a trailer sale is finalized without an initially filled and signed Trailer Sales Form, the buyer must vacate the site. A marketing fee must be paid to The Park by the seller. The Park will assist in selling trailers by showing them to potential customers, handling inquiries and responses to any advertising that may be placed. The Park must approve any purchasers. Purchasers must complete a License of Occupation if the RV is staying in the campground.
- Seasonal Fees are not transferable.
- For Sale signs are not permitted to be posted on trailers or individual sites by The Occupant.
- Check with the office if you are contemplating replacing your trailer with a different new or used trailer. Your current contract is with your current trailer. Replacing your trailer without going through The Park will terminate your seasonal contract.

### **Non-Renewal or Vacating a Seasonal Site**

- When vacating a site, only the RV, Shed and Deck may be removed. If The Park owns the Shed or Deck, they may not be removed. All plants, patio stones, and stone walkways must remain with the site. If needed, a fee will be charged to The Occupant for laying sod or replacing broken or missing patio stones. If site cleanup is needed, it will be charged to The Occupant. It will be at The Parks discretion to decide the future of any items still on the site after it is vacated.
- If The Occupant is leaving at the end of the camping season, they must have their RV and personal belongings off the campground property on or before the last day of the regular camping season.
- If The Occupant is leaving after storing their RV for the winter, they must have their RV and personal belongings off the campground property on or before April 30<sup>th</sup>.
- If The Occupant is leaving between May 1<sup>st</sup> and May 31<sup>st</sup>, they will receive a 50% refund on their seasonal fees, minus the winter storage.
- If The Occupant is leaving after June 1<sup>st</sup>, they will not receive a refund.
- Failure to fully vacate the site will result in fees being applied.
- Early departure for any reason will result in the site being considered vacated.
- All invoices must be paid in full prior to the removal of the RV.
- RVs older than 30 years of age must vacate The Park. Some exceptions may apply to Park Models, at the discretion of The Park.

### **Code of Conduct:**

- *Our Park endeavours to provide services that promote a safe, welcoming, positive and inclusive environment where differences are valued. All Customers, guests and staff are expected to be considerate, to respect other people and their rights, and to show proper care and regard for our property and the property of others.*
- Any behaviour that violates our Code of Conduct may result in a ban from the property.
- Our Park condemns harassment, denigration, discriminatory actions and the promotion of hatred. We will not tolerate, ignore, or condone discrimination or harassment and we are committed to promoting respectful conduct, tolerance and diversity at all times.

*A waiver of any one or more of the terms or conditions herein contained shall not be deemed to be a waiver of 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.*