

Alpine Resort (Lindsay) INC.  
(Division of 1478008 Ontario Inc.)  
RV RESORT CAMPSITE CONTRACT

46 Alpine St., Lindsay, ON K9V 4R1

Campground: 705-324-6447

Toll Free: 1-866-324-6447

**2018/2019 Park Policy and Rules; Schedule 1**

**We have established the following guidelines, which will assist us in providing a pleasant environment for all our residents. Please ensure that all members of your family and your guests are aware of our policies and rules. Park manager or other staff, at all times have the authority to enforce each of these policies. We provide a smoke free environment in all of our public buildings.**

**Campsite**

- **One family and 1 sleeping accommodation per lot, consisting of 2 adults and their children under the age of eighteen.**
- **Seasonal fees must be paid by either cash or cheque.**
- \$75 will be charged per NSF cheque
- All units coming into the park (new residents or upgrades) must be purchased through Alpine from Lovesick Lake Park. If not purchased through Alpine/Lovesick Lake Park, there will be a Pad Fee due.
- All units must be 10 years old or newer, unless approved by management.
- Site changes or additions require prior approval
- Selling goods or services from campsites will not be authorized unless approved by management.
- A park fee of 10% upon sale, an advertising fee of \$150.00, an administrative fee of \$150.00 and applicable taxes will be applied to the sale of any trailer sold within the park.
- A valid, hard copy trailer ownership with the sellers name must be provided before it can be sold within the park
- In order for your trailer to be sold within the park it must be 15 years or newer
- All trailers must have a current and up to date propane safety inspection before trailer is advertised or shown.
- All paid site fees terminate at the time of sale and cannot be passed on to a new purchaser
- Trailer may not be subleased or rented.
- Winter storage fees will apply to your site, whether your trailer is on your lot or not.
- Notification must be provided when guests use the trailer. In the absence of the resident camper, full transient rates applies
- If resident camper's own children are using their trailer and they are 18 years old or over, they will pay the visitor's fee.
- Trailers may not be used by unaccompanied youths under the age of 18 years. Parents will be held responsible. There is a 4 person guest limit unless pre-approved by management.
- No clotheslines on campsites
- Hoses are not to be used for any outside purpose, watering cans or rain barrels only.

- Campfires must be contained in the ring. As stated from the City of Kawartha Lakes Fire Rescue Service, your fire ring can be no larger than 24". If your fire ring is larger than 24", you may be asked to remove it from your lot. Campfires must be extinguished before retiring.
- Do not burn leaves, garbage etc. ONLY clean firewood purchased from the office
- **ABSOLUTELY NO OUTSIDE FIREWOOD WILL BE PERMITTED. (The Ash Borer Beetle has now been confirmed within our area)**
- **Any wood brought onto Alpine property will either be confiscated or the site renter will be told to remove it from Alpine immediately. We reserve the right to remove your fire ring off of your lot, if this rule is broken.**
- One vehicle per site. Additional vehicles must be parked in designated parking area
- Outside refrigerators must be located inside a shed and locked at all times.
- Children under the age of 12 are NOT allowed on the fishing dock unless accompanied by an adult.
- Do not use 46 Alpine Street for your mailing address. All mail received will be returned to sender. If you need to get mail in Lindsay, please use a P.O. Box.
- All outside contractors are prohibited unless approved by Management.
- The office must have a copy of your insurance slip for your trailer, ATV, sea doo, boat, golf cart etc
- We ask that if you are taking your trailer out of the park for longer than 1 week during the season that you please let the office know departure & return dates
- **If extended periods of absence occur without the management being notified, your site maybe considered abandoned, cleaned up, and given away for the remainder of the season**
- **If you are not staying the next season and you remove your trailer and belongings before the end of the current season without a deposit for the following season the management reserves the right to re-lease your site at any time, with no refund**

### **SPEED LIMIT**

- **MAXIMUM 10 KM PER HOUR ON ALL PARK ROADS. FAILURE TO DO SO WILL RESULT IN SUSPENSION OF YOUR KEY FOB.**
- PEDESTRIANS HAVE THE RIGHT OF WAY.

### **TOILETS AND DRAINS**

- We have septic systems, not sewers. Therefore, special measures are essential in order to maintain a functioning system. It is IMPERATIVE that you do not dispose of condoms, sanitary napkins, tampons, diapers, J cloths, paper towels, grease, paint, thinners, chemicals, wooden matches or other similar non-dissolving solids in toilets and drains.
- **IT IS IMPERATIVE THAT ONLY HUMAN WASTE AND TOILET PAPER ARE DISPOSED OF IN TOILETS**

## BOATS

- Boat slips are individually leased and may not be used without authorization
- Boats and boat trailers are not permitted on campsites and must be parked in designated areas.
- Assigned boat slips may change from year to year
- If you are leaving your boat trailer on Alpine's property, **you will be billed a flat fee of \$120.00 for summer storage and \$120.00 for winter storage. We do not allow 1 month or 1 week storage.** Flat fee is set for the whole season.
- No locks on trailers are allowed. Alpine reserves the right to remove locks
- To have a boat/seadoo/personal watercraft etc on Alpine's property you must pay for a slip, no exceptions.

## SEASONAL RATES

- There will be no refunds for evictions or early departures
- If you remove your trailer, belongings etc off of your seasonal site your contract becomes null & void, and your site becomes the sole property of Alpine RV Resort
- **Under no circumstances** can your trailer/RV/motorhome in which you registered the site with be replaced with a tent, pop up trailer, etc
- Rates will change every year.
- Alpine reserves the right to renew your contract each year or not regardless of the moving costs.

## RECYCLING

- ALL CONTAINERS MUST BE RINCED OUT BEFORE RECYCLING
- Please read labels on bins and use appropriate bins
- ABSOLUTELY NO GARBAGE IN RECYCLING BINS
- You must have a garbage tag to dispose of garbage. The cost is \$0.25 for a kitchen size bag and \$2 for a large sized clear garbage bag. The City of Kawartha lakes will only accept clear garbage bags.
- Please make sure you purchase tags ahead of time when the office is open. Loose garbage that doesn't fit into the bag will be extra. To be determined by attendant.

## TREES

- Tree trimming, removal or planting will require authorization.
- Please treat the trees as a thing of beauty and not as utility posts
- Do NOT attach anything to the trees – nailing/screwing etc
- Nature/trees etc is out of the control of Alpine. In no way is Alpine RV Resort liable if a tree branch/whole tree or anything attached to a tree falls onto your trailer/RV/Motorhome or any of your belongings

## VISITORS

- **ALL VISITORS MUST BE REGISTERED PRIOR TO ACCESSING THE PARK. PLEASE SEE OFFICE OR USE THE AFTER HOUR FORMS OUTSIDE THE OFFICE.**
- For the residents who have visitors pass; failure to register your guests will result in your visitors pass's getting canceled. No refund or credit will be given.

- Campers are responsible and liable for the actions and safety of their children and guests.
- Grandchildren's visits are free of charge for those under the age of 18 years.
- Visitors are requested to leave by 11pm or register as an overnight guest before office closing.
- **Do not use tents on your site unless it is for your own children.** Guests in tents are to be booked into the field at full transient rates
- When using tents for your own children, they must be put away when not in use and set up on camper's site only.
- All children must be on campsites by 11pm
- If you are having more than 10 visitors at a time, you must pre discuss it with the office. The park is not large enough to accommodate big groups of visitors

### CARS & BIKES

- Obey all road signs on all park roads
- Parking on road or other campsites is prohibited.
- DO NOT park by the washroom building. This is a designated area for Washroom/Laundry room uses only.
- **BIKES ARE NOT TO BE RIDDEN AFTER DARK (WITH LIGHTS OR WITHOUT).**
- Boat maintenance is not allowed on campsites
- Tap water must not be used for washing vehicles.
- Motorcycles and ATV's may not be ridden in the park, except as transportation to recycling or the trail
- The driver must be 16 years of age and must possess a minimum of a G2 or M2 driver's license or equivalent
- Driving ANY type of motor vehicle while intoxicated in the park will require an immediate phone call to the local police

### SWIMMING

- Pool users do so at their own risk as the pool is unsupervised.
- When the pool is full, please refrain from using floaties, balls, noodles etc as these items take up even more space. If the pool is empty then these items are ok to use
- **Children under the age of 12 years of age must be accompanied by an adult**
- Rules posted in the pool area must be obeyed to ensure the safety and enjoyment of all users.
- Diapered children must use a swimmer's diaper which can be purchased at the office

### GATE CONTROL

- Gate control fobs are for the sole use of the registered Alpine residents
- Gate fobs are not to be lent out
- Two gate fobs per family unless otherwise stated by management
- Gate fobs are \$20 plus HST. No refund on gate fobs

## MAINTENANCE

- Campers are responsible for maintaining a well groomed site free of unsightly debris and clutter.
- You are responsible to cut your own grass. Unattended grass will be cut by park management and charged to the customer in the amount of \$25.00. Cut & rake will cost \$35.00
- In order to avoid damage to buried service lines, digging or driving of stakes will require pre-authorization.
- All modifications to the campsite such as walls, gravel, trees etc. will become the property of the park when the lease to occupy is terminated. All sites must be left cleaned.
- All trailers must be wiped clean at all times.
- You must inform the office when you are planning to wash your trailer. If the time chosen is inappropriate, you may be asked to wash it at a different time. (Should be done within the first 6 weeks or the last 6 weeks of the season)
- All trailers and decks must be skirted within 60 days of arrival.
- **Alpine reserve the right to skirt your trailer after 60 days. Labour & material will be billed to the resident camper at our discretion.**

## PETS

- Pets are welcome as long as they are leashed at all times, well behaved, quiet and NOT LEFT UNATTENDED.
- Fecal matter must be cleaned up immediately. ONLY 2 PETS PER SITE. If your dog poops on someone else's please clean it up.
- Pets are not allowed in the following areas: Swimming pool, restricted areas, in any buildings including the office.
- Excessive barking and aggressive dogs will not be tolerated.

## SHEDS & DECKS (cont`d)

- Installation of solid awnings, Florida rooms, screened porches, sheds and decks, privacy screens requires prior authorization and approval by management. All sunrooms must be purchased through Alpine. A building plan must be provided to the office for decks. Deck size is to a maximum of 10` wide by the length of your trailer.
- Sheds can be no larger than 8`X10`X7`.5` high.
- Outside contractors are not allowed unless approved by Management.

## AFTER HOURS

- Please use the after hour service line for *emergencies only*.
- Do not go to the front house at any time. It is a restricted area.
- **ALL GUESTS MUST SIGN IN.** Visitors must use the after hour sign in box located by the office door. Simple directions are provided along with an envelope & pen.

## ETIQUETTE

- Practice good camping manners by respecting the property and privacy of other individuals. Do not take short cuts through campsites by foot or car.
- Avoid excessive and boisterous noise. If music is played, please play softly as everyone may not appreciate your choice.
- Do not walk throughout the park with glass bottles or cups. Have alcohol drinks in a cozy or plastic cup.
- **QUIET TIME IS FROM 12AM TO 8AM. PLEASE RESPECT IT.**
- MANAGEMENT RESERVES THE RIGHT TO EVICT ANYONE VIOLATING THE RULES OF THE PARK AT OUR OWN DISCRETION.
- We do not take responsibility for articles lost, stolen or damaged or for any personal injury or damage from any cause
- Any public intoxication, rude language, fighting and causing any kind of disturbances with other campers or management will be cause enough for immediate eviction

We strive to provide a pleasant, wholesome, neat and clean environment that all our campers can share, enjoy and take pride in. We need and appreciate your co-operation in order to make a happy park for everyone.

Seasonal Client:

I \_\_\_\_\_ have read over the terms and conditions of the 2018 Schedule 1 of

Alpine RV Resort.

I hereby abide and agree with these terms and conditions:

Date: \_\_\_\_\_

Signature \_\_\_\_\_