



SCHEDULE B

RULES AND REGULATIONS

A. All Lessees shall abide by the following Rules and Regulations:

a. The Lessee shall keep the Leased Site neat and clean at all times. No accumulations of junk of any kind shall be permitted around, on, or under the RV or structures on the Leased Site. Lessees are expected to maintain their sites in a tidy, well-groomed condition that adds to the beauty of the surrounding grounds throughout the season. Allowing grass to grow long is not acceptable under any conditions. All toys, bicycles, clothing, etc. shall be stored out of sight at the end of Lessee's stay. If Management deems it necessary to intervene, Site maintenance will be done without notice to Lessee. Lessee will be invoiced at a rate of \$75.00 / hr + GST for the work done. All of the Leased Sites are to be cleaned up by the end of the weekend before the long weekend in May. No exceptions! Leaves, grass clippings and branches are to be placed in designated area only. Ask at office as to the location of this area. Dumping of leaves, grass clippings, branches or debris on public or private land will not be tolerated. Appropriate authorities will be notified.

b. Maximum of two vehicles per Leased Site at any one time. No overnight sleeping in second vehicles is allowed. Vehicles are to be parked on neighboring Leased Sites only with permission from the appropriate Lessee. No vehicle shall obstruct any common road or gate. No vehicle or object shall hinder or impede another guest or lessee from accessing their assigned Site or Leased Site.

c. The Leased Site is to be used only for the purpose of a Seasonal Leased holiday residence by the Lessee, and for no other purpose. No Leased Site shall be used for any business purpose whatsoever. No inventory for the purpose of a business shall be visibly stored upon any Site or the Lessor's Property.

d. The Lessee shall not cause, permit or suffer any unusual or objectionable noises or odors to emanate from the Leased Site. Quiet hours are from 11:00 pm to 9:00 am. Noise from power tools, lawnmowers, leaf blowers, chain saws, wood splitting devices and other items used in the maintenance of the Leased Site is not considered objectionable noise when used between 9:00 am and 11:00 pm on an intermittent basis. Depending on your Site location, building activity may be restricted at particular times. The Lessee shall discontinue the noise or activity immediately upon the request of the Manager.



e. The Lessee shall not use the Leased Site in a manner or for a purpose that would cause a nuisance or hazard to any other Lessee, Guest or Manager.

f. The Lessee shall discontinue immediately, upon the request of the Manager any conduct or practice carried on by the Lessee which in the opinion of the Manager may harm the reputation of the Lessor or tend to reflect unfavorably on the Campground or other Lessees or Guests.

g. The Lessee shall adhere to a zero tolerance policy of all physical and/or verbal abuse towards Management, staff, volunteers, Lessees and Guests.

h. No Lessee shall have more than two family pets (such as dogs, cats, or birds), on the Leased Site. No dogs of the following breeds, in part or in whole: Pit Bull, Rottweiler, Bull Mastiff, German Shepherd, Doberman, or any dog deemed to be vicious by the Management are allowed in the Campground. Snakes and spiders are not allowed. Pets must be well behaved. All pets shall be kept on leashes, in a fenced area, or indoors at all times. When tied on a Lessee's Site, the leash must be short enough so the pet cannot travel beyond the boundaries of the Lessee's Site. All pet waste shall be picked up immediately by the pet owner and deposited in an appropriate waste receptacle. The person responsible for a pet shall be able to have complete control over it at all times. No pet shall be left unattended on site or in an RV while the pet owner is off Dickson Leisure Grounds property. Noisy or neglected pets may be picked up by the County Bylaw Officer. If you are going to be away please ask a neighbor or other resident to look after your pet. When a pet is off the Lessee's Site, the Lessee shall have the immediate means to clean up the pet's waste in their possession. Pet waste shall not be allowed to accumulate on a Lessee's Site. Pets are not permitted in the Recreational Center, shower/washrooms, store, or pool areas. Management reserves the right to remove or ban unruly, loud and/or misbehaving animals from the Campground and to hold roaming pets without notice. All pets must be registered on Schedule E, with name, breed and description. Any pet that bites a person or another pet, other than in self defense, shall immediately be removed from the Campground. All Lessees who have signed a previous Lease in 2004 shall be permitted to keep on their Leased Site more than two family pets.

i. The Lessee shall not effect major repairs to automobiles or boats on the Lessee's Site or the Campground property. Examples of major repairs include but not limited to are; motor, transmission, leg and drive train overhaul or replacement.

j. The Lessee shall not do or permit anything to be done on the Campground that



may cause damage to trees, plants, bushes, flowers or lawns. Do not place chairs, tables, children's play things, devices, toys or other objects on green areas so as to damage same or prevent growth or to interfere with the cutting of lawns or the maintenance of the grounds generally.

k. Garbage will be limited to 2 bags per week. Garbage pickup will be on Sunday after 5:00 p.m. only. Recycling of bottles will be the responsibility of the Lessee. No garbage from your regular residence is permitted. Large appliances, barbeques, propane tanks, lawn mowers and any large amount of construction materials must be hauled to an appropriate land fill site away from the Campground at the sole cost of the Lessee.

l. Boats are to be parked in assigned areas only. The Lessee shall identify the boat by a visible Lessee site number and be responsible for maintaining the grass around the boat **on a regular basis**. Portable garages are permitted only on a Lessee's Site for the winter storage of a boat. Portable garages must not be homemade and the covering must be fabricated to fit the frame. Tarps over a frame are not permitted. Portable garages cannot be erected before the September long weekend. They must be removed by the end of the weekend before the long weekend in May. Portable garages will not be allowed for summer storage. From Oct. 15th to April 16th, the Lessee may store the Lessee's RV and one boat on their leased site. RV and boat must be registered in the name of the Lessee only.

m. The Lessee shall not erect, place, allow, keep or display signs, billboards, advertising material, or other notices or displays of any kind on or about the Lessee's Site. In particular, the Lessee shall not erect or display any "For Sale" or "For Lease" signs on or about the Lessee's Site.

n. The opportunity to sell your RV on Campground property is no longer permitted. Changing and/or adding a name to the Primary Lease holder must be approved by management. Any time a site is vacated, the Lessee is responsible for the removal of everything on that site excluding the rear fence if the site has one, and the services. The site is to be left free of any belongings, including anything left on the site when the when the Lessee agreed to occupy it. Any items left will be cleaned up and billed to the Lessee at \$120/hr plus GST, plus disposal fees and any other fees related to the cleanup and recovery of payment. Refusal to pay the cleanup fee will result in the bill being turned over to a collection agency.

o. The Lessee shall not trespass on another Lessee's Site without their permission.



p. The Lessee shall not do any act or thing or neglect or fail to do any act or thing which would render invalid any insurance in force and maintained by the Lessor or which would increase the premium thereof.

q. The Lessee shall not operate an automobile or any other vehicle on Campground Property at a speed in excess of fifteen (15) km/h. All posted traffic signs are to be adhered to. No operation of motor vehicles within the Campground is permitted after 11 pm or before 9 am except to leave the Campground QUIETLY. All visitors must leave the Campground by 11pm.

r. Pleasure riding of snowmobiles, motorcycles, golf carts, all-terrain vehicles, or any type of unlicensed motorized transportation is not allowed on Campground Property. The use of motorized wheelchairs or scooters by individuals with legitimate disabilities is both acceptable and encouraged. The use of licensed street motorcycles or scooters as transportation from the entrance of the Campground to the Lessee's Site is permitted. Please ensure mufflers are not unnecessarily noisy or Lessee will lose privilege to bring motorcycle or scooter into the Campground.

s. **ALCOHOL:** In order to maintain the family atmosphere of the park please exercise MODERATION and DISCRETION when consuming alcoholic beverages. **OPEN ALCOHOL IN ANY FORM IS RESTRICTED TO THE LESSEE'S CAMPSITE. DRUNKENNESS AND INAPPROPRIATE BEHAVIOUR WILL NOT BE TOLERATED ON OR OFF THE LESSEE'S SITE.** The possession or usage of illegal drugs, public sexual acts, vulgar and profane language, allowing minors to become intoxicated or allowing minors to be in possession of alcohol on or off Lessee's Site is also considered inappropriate behavior.

t. The Lessee shall not bring, keep, or store or permit to be brought, kept, or stored in or upon the Lessee's Site or Campground Property any dangerous substances or materials including radioactive, explosive, poisonous, or inflammable liquids over 20 l.

u. Management shall at all times have the right to control and prevent access to the Campground all persons and to eject without notice any person or persons who become objectionable, or create or cause a nuisance or disturbance. Any Lessee who allows a person or persons banned from the campground onto their Leased Site will have their Lease terminated. All guests must be registered at the office. Additional RV's on a lease site are not permitted. Tents may be permitted for short periods of time only. Guests will be assessed a fee subject to



managers discretion. Please ensure all your guests are welcome in the Campground before inviting them onto your Leased Site. You are ultimately responsible for your guests.

v. Any alterations or additions to the Lessee's Sites such as decks, RVs, fences, sheds, trees, shrubs, dirt, gravel and large yard ornaments must be agreed to by Management in writing, prior to construction or installation. A Site plan and written description of project must be submitted to the Lessor for approval. Some examples of, but not limited to conditions for approval to build are: no exposed plywood or chipboard. Plywood or chipboard must be covered with vinyl, metal or aluminum siding. All untreated lumber must be painted or stained, and all construction and existing RV and buildings must be within your designated Site as per the 2008 survey; no side agreements with neighbors are allowed. Decks must be kept basic and built at ground level, and in such a manner that they are easily taken apart and hauled away. Any decks that were approved to be built in 2008 will be permitted to be completed in 2009. Only one 110 sq ft storage shed will permitted per site and must be made of plastic material. No metal or wooden sheds are permitted to be sold, given, or lent within the campground. Buildings must be kept in good condition, subject to Management discretion. Satellite dishes larger than 24 inches in diameter shall not be permitted. Any form of a receiver is permitted for television access only. Planted trees and shrubs can be removed only with Management permission and become the property of the Lessor upon termination of Lease. Pruning, maintenance and disposal of trees and shrubs on Lessee's Site are the responsibility of the Lessee. The Lessor will only be responsible for removing trees that are dead. Gravel will only be permitted in driveways and immediately around firepits.

w. Lessee shall ensure that the Lease Site number is very visible from the road in front of the Lessee's Site by installing numbers of at least 4 inches in height on the Lessee's RV, deck or sign.

x. The use of firearms, paintball guns, and all other weapons is prohibited within the Campground by Lessees and Guests. Examples of weapons, but not limited to, include bats, sticks, knives, and axes if used in an inappropriate manner. Management reserves the right to use firearms for predator and rodent control.

y. It is the Lessee's responsibility to check the message board in front of the store for any important changes or messages.

z. CHILDREN ARE THE DIRECT RESPONSIBILITY OF PARENTS AT ALL TIMES WITHIN THE CAMPGROUND. ALL PERSONS UNDER THE AGE OF 18 MUST BE ON THEIR LEASED SITE BY 11:00 PM UNLESS ACCOMPANIED



BY A PARENT OR LEGAL GUARDIAN. VIOLATORS ARE SUBJECT TO IMMEDIATE EXPULSION FROM THE CAMPGROUND. All signs erected by the Lessor shall be adhered to.

aa. POOL: The use of the pool is included in this agreement. It is for the exclusive use of the leaseholders and their immediate families. THE USE OF THE POOL IS AT YOUR OWN RISK. THERE IS "NO LIFE GUARD ON DUTY". PARENTS AND GUARDIANS ARE RESPONSIBLE FOR THE SUPERVISION AND PROTECTION OF THEIR CHILDREN WHILE IN THE POOL OR POOL AREA. A shower in the pool entrance area has been provided ONLY for pool users prior to entering the pool. Please shower before using the pool as it helps to maintain a clean pool. Everyone must observe and comply with ALL posted rules. Pool bracelets must be put on by store staff.

bb. The entrance gate MAY be locked between 11:00 pm and 9:00 am from the last weekend in June to the end of the long weekend in September. All other times the gate MAY be locked from 9pm to 9 am. Entering in the exit gate and disabling the one-way device will not be tolerated. Do not park in front of the gates at any time. The phone number on the gate is to be used by emergency officials ONLY. Please make PRIOR arrangements if you need access after these hours.

cc. If a Lessee or guest of the Lessee suffers an emergency while in the campground, please notify the office so we can assist you in getting help as soon as possible. Please use the 911 service. If you are unable to notify the office please instruct the 911 operator to contact us at 227-2486 in an emergency requiring fire, ambulance or police ONLY.

dd. All Lessee Sites are subject to a fire safety inspection by the Lessor and/or local or provincial fire authority. If something is deemed unsafe changes must be made immediately upon request and at the sole expense of the Lessee. All fires are to be supervised at all times and must be kept at a reasonable size. If a fire ban is issued, it will be posted on the message board in front of the store. Fire bans will be strictly enforced. Examples of unsafe situations include but are not limited to; evergreen trees too close to RV's or buildings, tarps over fire pits, fire pits in or on wood floors without a noncombustible barrier of sufficient size, combustible material too close to heat sources, fire pits too close to combustible material, too large a fire, etc. Things we encourage but are NOT required: a fire extinguisher of sufficient size located close to your fire pit where it can easily be seen and reached, skirting of RV's and buildings with vinyl lattice, trimming trees up 6 ft from the ground as to prevent a grass fire from igniting the branches, use of a screened fire pit, etc. Fire pits must be placed so they do not interfere with



the neighbors' enjoyment of their site.

ee. Lessee shall ensure all grey water and sewage lines are connected to the sewer system and are not leaking. Tote-a-long portable drain tanks are to be dumped at dump stations only in order to prevent odors. All water hookups must be disconnected at the tap of the Lessee's Site service before the date posted for the water to be turned off by Management, eg. Y's.

ff. The Lessee shall pay for any damage, replacement or repair occasioned by his or her careless or negligent use of the Campground facilities thereon, and shall pay for any damage, replacement or repair caused by the Lessee's guests also.

gg. Bicycles must be operated in a safe manner at all times so as not to endanger other users of the Campground. Bicycles must not be modified in any way that would cause them to make a noise. Bicycles and skateboards must not be operated in a manner that would cause damage, defacing, or degrade the Lessor's property or other Lessee's or Guest's property.

hh. All buildings and RVs must be removed immediately upon request and without compensation if maintenance or construction is deemed necessary by the Lessor. The Lessor reserves the right to remove all buildings and RVs without compensation to owner for damages in the event that the owner cannot be contacted or refuses to remove site contents when maintenance or construction is deemed necessary.

ii. Water restrictions may occur and signs will be posted in various high traffic locations throughout the campground. When watering restriction signs are posted, no vegetation watering or RV washing is permitted with a water hose.

jj. Dickson Leisure Grounds vehicle stickers shall be placed on the front passenger side of the Lessee's vehicle for entry onto the property. Stickers are for Lessee's vehicles only and must be visible while inside the campground.

kk. The possession of fireworks within the campground is prohibited except by management.

ll. Truck campers are not permitted to be removed from vehicle while on the campground.

mm. In order to protect our trees from disease all wood brought onto Dickson Leisure Grounds Property must be approved by management.