

Primrose Park

2017-2018 Park Rules (Schedule A of License of Occupation)

Primrose Park, is a seasonal family campground. Our goal to provide a beautiful, safe and secure environment for all of our campers to enjoy. Our Park Rules are written in order to achieve this goal.

1. Ontario law prohibits the sharing of any occupant's personal information. We will not provide any personal information without written permission from the primary occupant on the license of occupation, unless by request by any authority of the law.
2. If more than one person will be paying bills or dealing with the office in regards to your site, make sure the office has them listed as occupants of the site. Anyone not listed on the contract will not be given any information about the status of accounts, etc.
3. The Park cannot be used for a mailing address and any mail received will be returned to sender.
4. Primrose Park, 1519899 Ontario Inc., and any associated companies, and Park Management absolves themselves of any liabilities for losses from fire, theft, vandalism, wind, floods, etc or any injury caused to Occupants, their guests or their families.
5. Equipment and apparatus furnished on the Park property are solely for the convenience of occupants and their guests and all do so at their own risk.
6. All occupants agree to have third party liability insurance on their trailer/RV; and show proof of insurance to Park Management when requested.
7. All occupants are responsible for checking the office board on a regular basis for notices and updates.
8. All seasonal fees must be paid by May 1st. Failure to do so will result in Park Management removing the trailer and all belongings from the site and place it in storage. A storage and removal fee will apply.
9. For the 2018 season, deposits must be received by October 1, 2017 in order to reserve your site for the 2018 season. Failure to do so will result in Park Management removing the trailer and all belongings from the site and place it in storage. A storage, removal and clean-up fee will apply.

10. For the 2018 season,(if applicable) a \$200 hydro deposit is required and is due by May 1, 2018. Hydro will be billed on August 1, 2018 and October 15, 2018. There is a \$25 admin fee on all hydro bills.
11. Any cheques that are NSF will be charged a \$75 fee, and future payment options will be limited to e-transfer, certified cheque or cash.
12. Security gate cards are for the occupants listed on the License of Occupation only. Cards may not be lent to other people and will be seen as a breach of the License of Occupation.
13. All guests visiting the Park must register and sign-in at the office on arrival (for security purposes), and pay the appropriate visitor fees. Please inform the office ahead of time. Guests must park their cars in the designated parking area. Visitors must leave the Park property by 10pm. Not registering visitors will result in a penalty of double the visitor rate, applied to the Occupant's account or termination of the License of Occupation.
14. Visitor fees are as follows: day visitor (up until 10:00pm): \$6 ea for adults and children over 12. Overnight visitor (up until 12pm the following day): \$12 for adults and children over 12, plus applicable taxes. (Prices are subject to change).
15. If a guest enters the Park when any Occupant on the License is present, a visitor fee applies. If no Occupant is present, a guest coming onto the property is deemed not visiting, they are camping, and advertised nightly camping rates apply.
16. A maximum of 4 adults and 4 children can stay overnight on seasonal sites. A maximum of 2 adults and 3 children on tent sites.
17. If occupants wish to enter the Park when it is closed for the season to check on their trailer, they must call/email the office in advance to advise Park Management and make arrangements before entering.
18. The occupant is responsible at all times for the supervision, conduct and behavior of any guests, family and children on their campsite, as well as on all Park property. All rules of the Park are applicable to occupants and their guests and/or children.
19. Children using any of the recreational facilities (pool and playground) or equipment must be accompanied and supervised by an adult at all times. Park Management does not supervise pool or playground.
20. All children under the age of 18 must be on their campsite at 10 pm or with their supervising adult. The playground is off limit after dark.
21. Provincial Law requires that personal alcoholic beverages be consumed on campsites only. No alcohol in public areas.
22. Illegal use of drugs of any type will result in the immediate termination of park use and/or police intervention.
23. No smoking in any buildings, Rec Barn or in the pool area. No smoking close to building doors. Please ensure that smoking does not affect the enjoyment of your neighbors.

24. Glass containers are only permitted on your site.
25. Fireworks (and Chinese Lanterns) are not allowed to be discharged on campsites. Firearms are not allowed in the Park.
26. Quiet time is from 11pm to 7 am. All music must be turned off at 11pm. Excessive noise at any time of day will not be tolerated. Excessive noise shall be defined as any sound that Park Management deems to be causing a disturbance to other users of the Park. Please respect the rights of others.
27. Please be considerate of your fellow neighbors' privacy and space. Please do not walk-on nor pass through other sites.
28. The Park speed limit is 10km/hr. All motor vehicles shall not exceed this speed limit and drivers shall observe all traffic signage.
29. Anyone operating a motorized vehicle must have a current driver's license and proof of insurance.
30. Parking – Each site is allotted parking for one vehicle only. Occupants can only park their vehicle on their registered site or in visitor parking. Extra vehicles/RV's must be approved by management and there are associated fees. Utility trailers or boat trailers must be parked in storage area and additional fees apply.
31. Golf carts are not allowed in the park, with the exception of management.
32. Bicycling after dark is not allowed. Bicycle helmet laws apply on the Park property.
33. Repairs and maintenance of cars or any other vehicles are not permitted on the Park property.
34. No storage of vehicles on campsites when park is closed. Any vehicles left on site after the park closes will be towed at the owner's expense.
35. Tents are restricted to designated areas within the park. No tents are to be used for overnight accommodation on a seasonal site.
36. Please use the garbage and recycling containers located in the designated area. Only household garbage from the Park is permitted. No disposal of outside garbage or large items (such as furniture, appliances). No disposal of hazardous waste such as paint, oil, propane cylinders. Garbage area is monitored by cameras. No dumping of household garbage in washrooms or main building. Illegal dumping of garbage can lead to charges or a termination of your license of occupation.
37. Recycling is mandatory for bottles, cans, hard plastics and cardboard.
38. All deliveries must be approved by management. Please do not schedule deliveries for long weekends.

39. All contractors/workers that are doing work at the Park must be approved by management.
40. No firewood is permitted from outside the Park. All firewood must be purchased through the Park. This is to protect our forest and to comply with Provincial Regulations. The burning of pallettes/lumber is not allowed.
41. Occupants are responsible for the safety of their family and guests attending their campfire on their site. Campfires must be in an approved fire ring and cannot be greater than 2ft high and 2ft wide. Flames should not be more than 2 ft high. Smoke from campfires cannot be a nuisance to your neighbors. Campfires must be extinguished completely before leaving campsite or retiring for the evening.
42. Burning of leaves or garbage is not allowed. Leaves can be deposited in designated area.
43. In the case of a fire ban, Management will follow the directives of the municipality and enforce a fire ban; and will post info at the office and on the website.
44. The septic system may only be used for human waste, septic-safe toilet paper and typical wash water. Feminine products, diapers, wipes, paper towels, grease, food and other trash must be disposed of in the garbage. If you have any concerns about your septic hookup, please inform management immediately. Please ensure that septic-safe toilet paper is used.
45. Do not leave your black water valve open. Leave it closed until the tank needs to be emptied.
46. Sewer lines must have a 2ft flexible pipe attaching the trailer/RV to the PVC pipe/connection.
47. Only approved products may be added to septic holding tanks (bakers yeast or enzyme formulas). No bleach, anti-bacterial products, formaldehyde cleaners.)
48. Y-connectors and or splitters cannot be connected to the water hook-up on your site. Garden hoses cannot be hung near electrical plugs or meters.
49. The Park operates on a well; therefore, conservation of water is very important, vehicles and trailers may be washed, limited to once a season, preferably during the week when possible.
50. All hydro meters and hydro boxes are property of Primrose Park and any tampering, altering or gaining access to the box will cause the license of occupation to be terminated immediately. A \$300 fee plus repair costs will be applied.
51. Clotheslines are not permitted on any site, drying racks may be placed on your decks.
52. All trailers and sites are to be kept in good condition and maintained to the high standards of the Park. The site occupant is responsible for the general upkeep of the trailer and the tidiness around the site. If the trailer does not meet the standards of the Park in terms of condition, general standards and safety, a written notice will be sent to the owner giving 14 days to rectify

the situation. If the required standards are still not met then Park Management reserves the right to terminate the License of Occupation.

53. All items must be stored in sheds, not underneath trailers.
54. All trailers must be fitted with a fire extinguisher, a functioning smoke alarm and functioning carbon monoxide alarm as per the General Ontario Fire Code and the Ontario Building Code. The Park is not liable if occupants fail to meet this requirement.
55. A maximum of 3 propane bottles is permitted at each campsite, 2 for trailer and 1 for BBQ. Propane tanks must be in good condition and not have any visible rust.
56. Tarps, clear plastic, snow fence are not permitted on trailers during the camping season.
57. Grass cutting is the responsibility of the seasonal occupant. If grass is over 5", the Park will cut the grass and applicable charges apply.
58. All landscaping plans including decks, gardens, driveways, fire pits, trees, shrubs, sheds, must be approved by management in writing prior to installation.
59. Structures or extensions of any kind may NOT be erected adjacent to or around the trailer, or on the site, without the written permission of Park Management prior to construction. This includes but is not limited to decks, railings, fences, hard roofs, sheds, driveways, walkways, and fire pits. All new structures in violation of this rule will be removed at the occupant's expense.
60. Decks – Primrose Park has an approved design for the construction of decks. Any other configurations or designs for decks are not allowed. Please see park management for standard design. All decks cannot exceed the total length of the trailer and have to be no higher than 12 inches above grade. All plans must be approved by management prior to construction or they will be removed at the owner's expense. No railings allowed on decks.
61. Modifications to the landscape of a campsite (i.e. gravel drives, sod, trees, shrubs, flowers etc) will become the property of the Management when the license of occupation is terminated.
62. Due to below ground services, digging or placing of stakes are not permitted without prior written permission from management.
63. All flower beds must be contained within a 3 foot border around the trailer and cannot block or inhibit the removal of the trailer, property lines or driveway.
64. Absolutely no fences are allowed on sites.
65. The construction of homemade or wooden sheds at the Park is restricted must be approved by Management.
66. Occupants are allowed a maximum of one shed per site. Only new store-bought sheds are allowed in vinyl or metal. Shed dimensions can be a maximum of 8 ft by 10 ft.

67. No electrical can be installed on sheds. Sheds are to be used for storage purposes only.
68. Placement of sheds must be approved by Park Management.
69. All trailers must be parked perpendicular to the road, with tongue to the road.
70. Pre-fabricated gazebos are allowed on campsites (maximum 12ft x 12 ft) and must be kept in good condition.
71. The occupant, their family or guests shall not damage the lawn, trees, shrubs or plants anywhere on the property including the campsite without management's permission. The occupant shall be responsible to the Park owners for any damages to the campsite or Park property caused by the Occupant, their family or guests.
72. No playgrounds, pools or trampolines permitted on campsites.
73. No car ports allowed on campsites.
74. All refrigerators must be concealed.
75. The use of drones is prohibited on Park grounds.
76. The swimming pool is unsupervised, with no lifeguard; please swim at your own risk. The pool is for occupants and registered guests/campers only. No swimming after dark. If pool gate is locked, stay out. Deck furniture is to remain within enclosure. Children under the age of 12 may not be left at the pool without adult supervision. Adults supervising children must be within the pool enclosure. No food or drink is allowed in the pool area. No diving is permitted. No boisterous play in or about the pool. No bicycles, skateboards, rollerblades in the pool area.
77. The Recreation Barn can be used by all occupants and campers, unless it has been booked for a private event.
78. Our Private residence and the Cabin beside the Main building and the property behind the Recreation Barn are the owner's personal space. Occupants and their guests are not permitted in these areas.
79. Trees are not to be defaced or have nails hammered into them, this will shorten their lifespan.
80. A maximum of 2 domestic animals (dog/cat) may occupy a seasonal campsite. The Park reserves the right to refuse entry to large, aggressive or noisy dogs.
81. All pets must be leashed and supervised at all times. Excessive barking will not be tolerated.
82. It is the responsibility of the pet owner to care properly for any pet and to clean and restore any areas of the site or Park where mess or damage has occurred.

83. The "stoop and scoop" rule applies and animal waste must be disposed of properly in a plastic bag and into the main garbage dumpster, no pet waste in garbage cans placed around the Park because of the odor.
84. Pets are not allowed in any buildings, washrooms, playground area, pool area and Recreation Barn.
85. Dogs may be on tie-outs of a maximum of 10ft, as long as the dog stays within the site boundary and is supervised by the owner.
86. All dogs are subject to the Dog Owner's Liability Act of Ontario, available at www.ontario.ca/laws/statue/90d16.
87. The park management at no time shall be liable for any damages cause by wildlife (such as skunks, raccoons, chipmunks or squirrels) to a trailer under any circumstances. Please do not feed wildlife.
88. Selling of Trailers - Trailers must be inspected by management before they can be resold. Any trailers 10 years or older or trailers that are deemed to not be in good condition will not be allowed to remain in the park, 10% of the proceeds of all trailer sales are to be paid to management. When selling a trailer, the owner of the trailer must inform management prior to advertising. Park Management must accompany all potential buyers while on park property. "For Sale" signs are not permitted on trailer. All trailer sales within the Park must be marketed through the office and are subject to the terms of the marketing agreement and a marketing fee.
89. The Occupant shall not sell, transfer, lease, sublet or assign the Campsite or the trailer on the Campsite and/or their right to occupy the Campsite without the prior WRITTEN consent of the management. Park Management has the right to withhold consent at its absolute discretion.
90. All trailers/RVs brought into the Park must be 10 years old or newer, and are subject to management approval.
91. Management reserves the right to remove occupants, guests or campers from the park at any time for any reason.
92. Primrose Park has a strict anti-harassment and anti-discrimination policy. We will not tolerate any offensive, aggressive, discriminatory, abusive or harassing behavior or language, at any time, towards management, staff or campers. The Park Management reserves the right to remove any offenders from the Park without warning and to terminate their license (or their host's license) of occupation immediately.

We, the undersigned, have thoroughly reviewed the attached document of the Park Rules and fully understand and agree to the Schedule A of License of Occupation.

Occupant One Name (print)

Signature

Date

Occupant Two Name (print)

Signature

Date

Park Manager Name (print)

Signature

Date