

# PRIMROSE PARK

## LICENSE OF OCCUPATION – SCHEDULE A – 2024 RESORT RULES

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

### *Privacy*

1. Ontario law prohibits the sharing of any occupant(s)'s personal information.
  - a. 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.
  - b. If more than one person will be paying bills or dealing with the office in regard to your site, make sure the office has them listed as occupants of the site.
  - c. Anyone not listed on the contract will not be given any information about the status of accounts, etc.

### *Occupants, Visitors and Liability*

2. Primrose Park, 1519899 Ontario Inc., and any associated companies, and Resort 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.
3. Equipment and apparatus furnished on the Resort property are solely for the convenience of Occupants and their guests and **all users do so at their own risk**.
4. All guests visiting the Resort must register and sign-in at the office on arrival (for security purposes). Please inform the office ahead of time. Guests must park their cars in the designated parking area. Visitors must leave the Resort property by 10:00 p.m.
5. If a guest enters the Resort when any Occupant(s) on the License is present, a visitor fee applies. If no Occupant(s) is present, a guest coming onto the property is deemed not visiting, they are camping, and nightly camping rates apply.
6. The Occupant(s) is responsible at all times for the supervision, conduct and behavior of any guests, family, and children on their Site, as well as on all Resort property. All rules of the Resort are applicable to Occupants and their guests and/or children.
7. All children under the age of eighteen (18) must be on their campsite at 10:00 p.m. or with their supervising adult. The playground is off limits after dark.

### *Fees*

8. All seasonal fees must be paid by April 1<sup>st</sup>, any fees not paid in full by May 1<sup>st</sup> will accumulate late fees.
9. A **non-refundable deposit** must be received by October 1<sup>st</sup> of the current year in order to reserve your Site for the coming season. If you do not plan to return the following season, please notify office by Sept 20<sup>th</sup> and trailer must be pulled out by Sept 30<sup>th</sup> without incurring any further camp fees.
10. A \$200.00 hydro deposit is required and is due by May 1st, of the current season. Hydro will be billed on October 1<sup>st</sup> of current year. There is a \$25 admin fee on all hydro bills. All hydro meters and hydro boxes are property of Primrose Resort and any tampering, altering, or gaining access to the box will be cause for the license of occupation to be terminated immediately. A \$300 fee plus repair costs will be applied.
11. Payments can be made by debit, MasterCard, VISA, eTransfer or cash.

**Proof of Insurance**

12. All occupants agree to have third party liability insurance on their trailer/RV; and show proof of insurance to Resort Management when requested.

**Gate Cards**

13. Gate Cards are available to Seasonal campers for a deposit fee, we restrict the number of cards available to two (2) per Site.
14. Gate cards are for the Occupant(s) 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.

**Alcohol, Smoking and Other Substances**

15. Provincial Law requires that personal alcoholic beverages be consumed on campsites only. No alcohol in public areas. Glass containers are only permitted on your Site.
16. No smoking in any building, gazebo, children's playground or in pool area. Please ensure that smoking does not affect the enjoyment of your neighbors.
17. Personal use of Cannabis is only permitted on campsites. No Cannabis in public areas.
18. Illegal use of drugs of any type will result in the immediate termination of resort use and/or police intervention.

**Be a Good Camper/Neighbor**

19. Fireworks (Chinese Lanterns) are not allowed to be discharged on the Resort. Firearms are not allowed in the Resort.
20. Quiet time is from 11:00 p.m. to 8:00 a.m. All music must be turned off at 11:00 p.m. **Please respect the rights of others.** Excessive noise at any time of day will not be tolerated. Excessive noise shall be defined as any sound that Resort Management deems to be causing a disturbance to other users of the Resort.
21. Please do not walk-on nor pass through other Sites, **THERE ARE NO SHORTCUTS.**
22. **The Resort speed limit is 10 km/hr.** All motor vehicles shall not exceed this speed limit and drivers shall observe all traffic signage.
23. Anyone operating a motorized vehicle must have a current driver's license and proof of insurance.
24. Golf carts are not allowed in the Resort, with the exception of Management approval due to physical limitations (battery operated Golf Carts are the only ones permitted). Golf carts are not to be used for transportation of those that are not physically limited.

**Parking**

25. Occupants must park their vehicle on their registered Site or in visitor parking. Extra vehicles/RV parking must be approved by management and there will be associated fees.
26. Utility trailers or boat trailers must be parked in the storage area and additional fees apply.
27. Repairs and maintenance of cars or any other vehicles are not permitted on the resort.
28. No storage of vehicles is allowed on campsites when resort is closed. Any vehicles left on site after the resort closes will be towed at the owner's expense.

**Garbage, Recycling and Compost**

29. Please use the garbage and recycling containers located in the designated area.
  - a. Only household garbage from the Resort is permitted.
  - b. Small propane cylinders are to be placed in the bin marked "PROPANE" located in the garbage area.

- c. No disposal of large items (such as furniture, appliances) is allowed.
  - d. No disposal of hazardous waste such as paint, or oil is allowed (this is available through Dufferin County twice a year). *This area is monitored.*
  - e. Illegal dumping of garbage can lead to charges or a termination of your License of Occupation.
30. Recycling is strongly recommended for bottles, cans, hard plastics, and cardboard.

### ***Firewood and Campfires***

31. No firewood is permitted from outside the Resort. All firewood must be purchased through the Resort. This is to protect our forest and to comply with Provincial Regulations. The burning of pallets/lumber is not allowed.
32. Campfires must be in an approved fire ring and cannot be greater than two (2) feet high and two (2) feet wide. Flames should not be more than two (2) feet high. Smoke from campfires cannot be a nuisance to your neighbors. Campfires must be extinguished completely before leaving the campsite or retiring for the evening.
33. Burning of leaves or garbage is not allowed. Leaves can be deposited in the designated area.
34. In the case of a fire ban, Management will follow the directives of the Municipality and enforce a fire ban; information will be posted at the Office and on the website.

### ***Septic and Water System***

35. 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.
36. Do not leave your black water valve open. Leave it closed until the tank needs to be emptied.
37. Sewer lines must have a two (2) foot flexible pipe attaching the trailer/RV to the PVC pipe/connection.
38. Y-connectors and or splitters cannot be connected to the water hook-up on your site. Garden hoses cannot be hung near electrical plugs.
39. Vehicles and trailers can be washed with pressure washers only, limited to once a season.
40. The Resort operates on a well; therefore, conservation of water is very important.

### ***Trailer, Site Upkeep, Decks, Sheds and More***

41. Tents are restricted to designated areas within the Resort. No tents are to be used for overnight accommodation on a Seasonal Site.
42. All trailers and Sites are to be kept in good condition and maintained to the high standards of the Resort. The site Occupant(s) is responsible for the general upkeep of the trailer and the tidiness around the Site. Grass cutting is the responsibility of the seasonal Occupant(s). If grass is over five (5") inches, the Resort will cut the grass and applicable charges apply. If the trailer does not meet the standards of the Resort in terms of condition, general standards and safety, a written notice will be sent to the Occupant(s) giving fourteen (14) days to rectify the situation. If the required standards are still not met then Resort Management reserves the right to terminate the License of Occupation.
43. All trailers must be fitted with a fire extinguisher, a functioning smoke alarm and a functioning carbon monoxide alarm as per the General Ontario Fire Code and the Ontario Building Code. The Resort is not liable if Occupants fail to meet this requirement.
44. Tarps, clear plastic, snow fences are not permitted on trailers during the camping season.

45. All landscaping, plans including decks, gardens, driveways, fire pits, trees, shrubs, sheds, must be approved by Management in writing prior to installation. All new structures in violation of this rule will be removed at the Occupant(s)'s expense.
46. All decks cannot exceed the total length of the trailer and have to be no higher than twelve (12") inches above grade. All plans must be approved by Management prior to construction or they will be removed at the owner's expense. All deck railings are to be per building code.
47. 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.
48. All deliveries must be approved by Management. Please do not schedule deliveries for long weekends.
49. Due to below ground services, digging is not permitted without prior written permission from Management.
50. Absolutely no fences allowed on sites.
51. 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 eight (8) feet by ten (10) feet.
52. No electrical can be installed on sheds. Sheds are to be used for storage purposes only.
53. All trailers must be parked perpendicular to the road, with tongue to the road.
54. Prefabricated gazebos are allowed on campsites (maximum twelve (12) feet x twelve (12) feet) and must be kept in good condition.
55. The Occupant(s), 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(s) shall be responsible to the Resort owners for any damages to the campsite or Resort property caused by the Occupant(s), their family or guests.
56. No playgrounds, pools, trampolines, or clotheslines are permitted on campsites.
57. The use of drones is prohibited on Resort grounds.

### **Activities**

58. The swimming pool is unsupervised; Occupants can swim at their 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 the enclosure. Children under the age of twelve (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. No boisterous play in or about the pool. No bicycles, skateboards, rollerblades are allowed in the pool area. Children using any of the recreational facilities (pool and playground) or equipment must be accompanied and supervised by an adult at all times. Resort Management does not supervise the pool or playground.
59. Bicycling after dark is not allowed. Bicycle helmet laws apply on the Resort property.
60. The Recreation Barn can be used by all Occupants and campers unless it has been booked for a private event.

### **Buildings and Areas Off Limits**

61. Our Private Residence and the Cabin beside the Main building and the property behind the Recreation Barn are private property. Occupants and their guests are not permitted in these areas.

### **Pets**

62. A maximum of two (2) domestic animals (dog/cat) may occupy a seasonal campsite. The Resort reserves the right to refuse entry to large, aggressive, or noisy dogs.

63. All pets must be leashed and supervised at all times. Excessive barking will not be tolerated. 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 Resort where mess or damage has occurred. The “stop 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 Resort because of the odor.
64. Pets are not allowed in any building including the washroom, playground area, pool, or Recreation Barn.
65. All dogs are subject to the Dog Owner’s Liability Act of Ontario, available at [www.ontario.ca/laws/statue/90d16](http://www.ontario.ca/laws/statue/90d16).
66. The Resort 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.

### ***Selling Your Trailer***

67. **"For Sale" signs are not permitted on the Resort property.** All trailer sales within the Resort must be marketed through the Office and are subject to the terms of the marketing agreement and a marketing fee.
68. The Occupant(s) 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 prior WRITTEN consent of management. **Resort Management has the right to withhold consent at its absolute discretion.**

### ***Termination of Camping Privileges***

69. Management reserves the right to remove Occupants, guests, or campers from the resort at any time for any reason.
70. 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 Resort Management reserves the right to remove any offenders from the Resort without warning and to terminate their License (or their host’s License) of Occupation immediately.