

GUIDELINES for Trailer Use

Our wish is that we can share our home property with you, with mutual respect for a healthy, pleasant, private space to live.

Privacy

Your trailers are in very close proximity to us and to our neighbors. We ask that music and any other sounds be kept at low volume, with complete quiet after 10 pm. The area directly behind us is private property and they ask that you not walk or cycle through their property.

Heat

Each trailer has it's own electric heater. We ask that, in the interests of conservation, you turn it's dial "OFF" or to the lowest setting, when you leave the trailer for the day or several hours.

Water

Each trailer is hooked up to our well, at our pump house. It is a rural system, and the water is a precious finite resource. The water is good for bathing and cooking, but we suggest that you purchase potable drinking water.

If you ever notice a leak anywhere, please shut off the water in the line, and let Pat or I know immediately.

If you hear the pump running for an extended period of time, please turn the pump off immediately, in the pump house (Switch on the wall), and let P, or I know immediately. Also let the renter in the caravan at the front of the property, X, know as well, because this will turn off her water, too.

Water Restriction during summer months

After June 15, we may begin water use restrictions, depending on the amount of rain fall and the height of the water in our well. At this time, P will fill our black water tanks from our well to provide us all with water reserve to use through the dry months. If we have to ration water, we will be asking that you use no more that 4 gals. per day.

Propane

Each trailer/camper has a propane stove. You will receive a full 20# propane bottle as part of your seasonal rental.

Toilet\Shower Facilities

Your toilet and shower facilities are located in our bathroom, at the front of the house. A weekly bathroom cleaning rotation will be posted; each of you will be listed to clean the bathroom (toilet, shower, sink and floor) once every 4 weeks. Anyone who chooses not to complete their cleaning rotation will be charged an additional \$25/month rental.

Laundry

Due to water shortage issues, laundry facilities are not available to you here at our home. There is a commercial laundry facility at the Joe King Ballpark. It is coin operated, open till about 10pm. Use of the Ballpark machines does require a membership, which also allows you use of the weight room and other privileges.

Garbage/Recycling

Using the HI Recycling Depot, we recycle all glass and metal containers, most tetra packs, most plastics and clean plastic bags.

We take all pop, liquor, beer and wine bottles and cans to the HI Daycare sorting area. (bagged, free of any other garbage or recycling, and with all lids removed)

We have a compost pile for recycling compost into soil.

Each trailer is provided with pails for you to sort your Glass, Plastic, Metal, and Compost. Once a week, take your Glass, Clean plastic, and Metal to the Breezeway on the west side of our house, and add them to the appropriate black bins. We will take them to the Recycling Depot for you. Take your covered Compost pail to the Breezeway area, once a week, to be emptied by Pat. Leave your bagged Garbage in the Breezeway, as well, for us to take to the Recycling Depot.

Living in your Trailer

In the interests of safety, and no lasting evidence of your occupancy; we ask that you do not burn candles or incense, and that you be prepared to repair any walls damaged by the hanging of pictures or posters.

You are, of course, welcome to have overnight guests (providing that they observe these house rules). We ask that your guests use the bathroom toilet facility. Anyone staying longer than a couple of nights will be considered a tenant and must apply to us for this privilege.

Residential Tenancy Act

The *BC Residential Tenancy Act and Regulation* "does not apply to accommodation in which the tenant shares bathroom or kitchen facilities with the accommodation's owner." This reflects the "special" situation that your summer accommodation in our yard represents. This means that you could be asked to vacate your trailer, with no notice, if you, or anyone that you invite into your trailer, chooses to disregard these guidelines.

Your tenancy in your trailer is also completely dependent upon your employment at X; if you leave, or are asked to leave, your job at X, you will be expected to vacate your trailer immediately. In such a case, you will not receive any refund on rent already paid for the month in which you leave.

It is our sincere hope that you will enjoy your stay here.

GARBAGE and RECYCLING

Each trailer is provided with 4 - 5 gallon buckets to be used for recycling. Please sort your recyclables, using a separate bucket for each of the following:

Clean Plastics

Clean plastic containers, lids and plastic bags.

Glass

Clean glass jars, or clean broken glass.

Metal/Tin

Clean tin cans, metal lids.

Compost (Use the bucket with a lid to prevent animals getting in.)

Household food scraps, vegi and meat.

Once a week, take your buckets of sorted items to the breezeway on the side of the house and empty your clean sorted items into the black bins there, following the same sorting procedure. We will take the sorted items to the Recycling Depot for you. Leave your compost bucket there for Pat to empty and pick it up for re-use at the end of the day.

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Garbage

Any unsorted items, dirty plastic, paper or cardboard. Collect in a garbage bag, and **once a week**, put the bag (tied shut securely) in the breezeway beside the black bins. We will take your garbage to the Recycling Depot for you.

Beverage Containers

Beer, cider, wine, pop, juice bottles or cans. **Once a week**, bring your bagged beverage bottles and cans to the Breezeway area. We take all pop, liquor, beer and wine bottles and cans to the HI Daycare sorting area. These bags must be free of any other garbage or recycling, and with all beverage lids must be removed)

Damage Deposit Return and Cleaning

The \$200 Damage Deposit that you paid at the beginning of your tenancy will be returned to you in full, upon checkout and the return of your keys, as long as the trailer, and its immediate outside area, is cleaned to our specifications and is free of any damage caused by you, or anyone in your company.

If you choose not to complete the required repair and/or cleaning: the costs will be charged to you, at the rate of \$30/hour. This money will be taken out of your \$200 Damage Deposit. Any costs in excess of your \$200 Damage Deposit, if not paid in cash by you, will be deducted from your final pay check.

Guidelines for passing Inspection:

In addition to removing all your belongings, cleaning the fridge, and leaving all the dishes clean, I expect you to complete a thorough cleaning. This thorough cleaning includes:

- Vacuuming/wiping out all cupboards, shelves and drawers.
- Defrosting the fridge, wiping it clean and dry. Leave it "OFF" or unplugged.
- Vacuum/wipe the stove top and oven, making sure that the area below the stove burners is clean as well. Leave the propane shut off at the bottle.
- Vacuum the bed foamie and all the upholstery cushions.
- Vacuum the base under the bed foamie and upholstery cushions, getting into all the corners.
- Wipe clean the window sills, the counter tops and the sink.
- Wipe clean the walls and cupboard fronts, as needed.
- Sweep the floor, and wash it well by hand, ensuring that it is cleaned well into all the corners.
- Remove all Recyclables, Garbage Bags and Compost into the appropriate areas in the Breezeway and sorting area.
- Clean the Recycling Pails and leave them turned upside down outside the trailer door.

Thank You!