

2023 LEASE AGREEMENT

HARBOUR VIEW RV PARK AND MARINA RULES AND REGULATIONS

Our Rules and Regulations have been developed as a basis for good relations within Harbour View Marina and R.V. Park. The spirit behind these guidelines is in the Golden Rule: **“Do unto others as you would have others do unto you.”** We trust we will have your complete co-operation not only to keep Park standards high and to maintain a happy and friendly atmosphere.

The following Rules and Regulations are a part of your agreement with the Park and if applicable the Marina Slip you have rented. Please read the Rules and Regulations carefully and keep them on hand as they constitute a binding agreement between you and the Park Management. Park Management will interpret and enforce these Rules and Regulations in a reasonable manner.

All Lots come as is..any upgrades, fill, gravel etc. is at Lessees expense

PARK PERSONNEL

A Park Owner shall be represented by Park Management, who shall enforce the Rules and Regulations.

RECREATIONAL VEHICLE AND STANDARDS

(1) Only one (1) RV may be placed on each RV Lot as per Village Bylaws.

(2) Each RV entering the Park must be in good condition

1. Accessory Equipment and Structures

All structures on the Premises must comply with Village Bylaws and be approved by Park Management.

2. STANDARDS FOR ACCESSORY EQUIPMENT AND STRUCTURES

(1) SATELLITE. One satellite dish if required must be mounted within the RV Lot.

(2) BUILDINGS. No tents or pickups with camper shells are allowed. One shed is allowed and must comply with Village Bylaws and be approved by Park Management.

3. GENERAL MAINTENANCE OF PREMISES

A PREMISES. Each Tenant is responsible for the maintenance and appearance of Tennant Premises and recreational vehicle. The Premises shall be kept free of weeds, litter and debris at all times.

(1) To avoid damage to underground utilities, Tennant must have Park Management's consent before digging or driving rods or stakes into the ground. Tennant shall bear the cost of repairs to any utilities or Park property damaged by Tennant.

(2) The existing drainage pattern and grading of the Premises may not be changed without Park Management's consent.

B GARBAGE AND TRASH DISPOSAL. Garbage must be placed in trash bags and kept inside the RV until deposited in the designated disposal bin. Sanitary and health laws must be always obeyed. Lids on the disposal bin are to be kept closed. Materials must not be left outside of the bin. The bin is for household waste only.

4. ENTRY UPON PREMISES OF TENNANT

A Park Management shall have a right of entry upon the RV Lot or Premises for maintenance at any time.

5. VEHICLES

A Parking is only permitted on Tenants premises.

B Other than the RV located on the Premises, sleeping in vehicles is prohibited.

6. CONDUCT

A Village of Candle Lake noise bylaws apply.

B The Premises and Tennant RV shall be used only for private residential purposes, and no business or commercial activity of any nature shall be conducted thereon.

C Children under the age of 12 must be always supervised by a responsible adult.

7. BEACH AREA

Only the beach between marina and lake may be used, the other beach on property is private

- A No glass containers
- B No smoking
- C No motorized vehicles allowed
- D No littering
- F No pets allowed

8. RENTING, SUBLETTING, SELLING OR ASSIGNMENT

- A Tennant shall not sublease, rent, or assign Tennant RV, the Premises or any right or interest that Tennant may have under Tennant rental agreement.
- B If Tennant sells their RV located in the Park a lease transfer fee equal to 25% of one season lease will apply.

9. VACATING

- A Tennant shall repair any damage to the Premises caused by removal, including, but not limited to, the filling in and leveling of holes or depressions and shall leave the Premises in a neat and uncluttered condition with the Park's original engineered grade intact

10. PARK OFFICE

- A Contact info@harbourviewmarina.ca.

11. REVISIONS OF RULES

- A Park Management reserves the right to add, delete, amend, and revise these Rules and Regulations from time to time.

Park Management's interpretation of these rules will be final.

PAYABLES:

Lardo Investments
2802 Cleveland Ave.
Saskatoon, SK S7K 0E7

READ AND ACCEPTED:

Date: _____

Tennant Signature

Tennant Printed Name

Date: _____

Tennant Signature

Tennant Printed Name

Lot # _____

Lease \$ _____

Contact PH _____

Slip # _____

Email _____

Rental \$ _____

Emergency Contact Name _____

Emergency Contact PH _____

Park Representative Signature

