

2026 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 and sign 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, electric, septic/water hookups, fill, gravel etc. is at Tenants expense. Septic tanks are provided.

PARK PERSONNEL

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

RECREATIONAL VEHICLE AND STANDARDS

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

Each RV entering the Park must be in good condition

ACCESSORY EQUIPMENT AND STRUCTURES

All structures, additions or improvements on the leased lot must comply with Village of Candle Lake Bylaws.

BUILDINGS. No tents or pickups with campers are allowed.

1. GENERAL MAINTENANCE OF PREMISES

A PREMISES. Each Tenant is responsible for the maintenance and appearance of Tenant 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, Tenant must call 811 to have lines located before digging or driving rods or stakes into the ground. Tenant shall bear the cost of repairs to any utilities or Park property damaged by Tenant.

(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 into 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 deposited outside of the bin. The bin is for **household waste only**, no construction waste.

2. 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.

3. VEHICLES

A Parking is only permitted on Tenants lot. There must be parking allowance for two vehicles on each lot as per Village of Candle Lake bylaw.

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

4. CONDUCT

A Village of Candle Lake noise bylaws apply. **Quiet after 11:00pm**

B The premises and Tenant 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 when off your lot.**

D **Pets must be on a leash when off your lot and any mess picked up
Pets must be contained on leased lot by either a leash or suitable fence**

5. 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
- E** All dogs must be on a leash and mess cleaned up
- F** All children under the age of 12 must be supervised by an adult

8. RENTING, SUBLETTING, SELLING OR ASSIGNMENT

- A** Tenant shall not sublease, rent, or assign Tennant RV, the premises or any right or interest that Tenant may have under Tenant lease agreement.
- B** If Tenant sells their RV located in the Park a lease transfer fee of \$500.00 will apply.

9. VACATING

- A** Tenant shall repair any damage to the premises caused by removal of RV etc., 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.
- B** **RV must be removed from Park before October 31 if not renewing lease the following year.**

10. 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.

11. PARK OFFICE

For all inquiries please contact:

Carolyn

schurrcd@gmail.com

text or call 306.227.3748

PAYABLES:

All payments must be made via e-transfer to:

eric@knogler.ca

In the message area please include your name, lot and/or slip number

Payment must be made in full prior to use

Last page of this document must be filled out and sent to schurrcd@gmail.com either by scan or picture when payment is made.

All returning Tenants must pay a \$1,000.00 non-refundable deposit due by October 15 to hold your lot. With the balance to be paid by April 15 the following year.

Please Note: Sask Power does not do seasonal billing. If power is disconnected for the off season Sask Power may remove meter. Any reconnection fees are Tenant responsibility.

READ AND ACCEPTED:

Date: _____

Tenant Signature _____

Tenant Printed Name _____

Contact Phone Number _____

Contact Email _____

Lot # _____

Lease \$ _____

Slip # _____

Rental \$ _____

Park Representative Signature _____