

2025 LEASE AGREEMENT

HARBOUR VIEW RV PARK AND MARINA RULES AND REGULATIONS

All **yellow** highlighted areas in agreement must be signed/initialed

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 Lessee’s expense. A septic tank is provided.

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/additions on the leased premises must comply with Village Bylaws and be approved by Park Management.

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.

2. 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 no construction waste.

3. 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.

4. VEHICLES

A Parking is only permitted on Tenants premises.

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

5. CONDUCT

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

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 in public areas. **Initial** _____

**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** **Initial** _____

6. 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 leash and mess cleaned up
- F All children must be supervised by an adult

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 lease 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 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 Dec 31 if not renewing lease the following year.** Initial _____

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

A Contact

schurrcd@gmail.com

text or call 306.227.3748

PAYABLES:

2025 Season: For all returning Lessees, payment must be made in full by May 01/2025 or before move in date for new Lessees.

2026 Season: A \$1,000.00 non-refundable deposit is required by December 31/2025 for returning Lessees for the 2026 season. Balance of lease to be paid by May 01/2026

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

READ AND ACCEPTED:

Date: _____

Tenant Signature

Tenant Printed Name

Date: _____

Tenant Signature

Tenant Printed Name

Lot # _____

Lease \$ _____

Contact PH _____

Slip # _____

Email _____

Rental \$ _____

Park Representative Signature _____

