

Pine Tree Community RV Park Rules & Regulations

Owned and Operated by Westcoast Endeavours ULC
2059A Pine Tree Road, Powell River, BC V8A 0J6

Effective April 19, 2026

IMPORTANT NOTICE — RECREATIONAL USE ONLY: *Pine Tree Community RV Park is a recreational vehicle park designed and operated exclusively for seasonal and temporary recreational stays. It is not a residential community, a primary residence, or a permanent housing facility. The BC Building Code prohibits recreational vehicles from being used as full-time dwellings. All occupants acknowledge this purpose upon registration and execution of a Licence to Occupy agreement.*

1. NATURE OF OCCUPANCY & LICENCE TO OCCUPY

1.1 **Recreational Purpose:** All sites are licensed for recreational, vacation, and seasonal use only. No site may be used as a primary residence, permanent home address, or long-term dwelling.

1.2 **Licence to Occupy — Not a Tenancy:** The agreement is a Licence to Occupy only. It does not create a landlord-tenant relationship, a tenancy agreement, or any rights under the BC Residential Tenancy Act or the Manufactured Home Park Tenancy Act. The Licence is personal and not transferable.

1.3 **Maximum Stay — 6 Months:** No Licence to Occupy shall exceed six (6) consecutive months (180 days) in duration. At the expiry of any licence period, the Occupant must physically vacate the pad and remove their recreational vehicle from the Park for a minimum of 72 hours before any re-registration.

1.4 **No Representation of Renewal:** The Park makes no representation or assurance that any Licence to Occupy will be renewed. The Occupant must vacate the site at the end of the licence term. Failure to vacate constitutes a trespass.

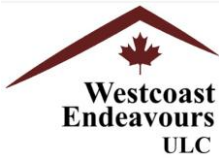
1.5 **No Permanent Address:** Occupants may not use the Park address as their permanent mailing address, home address, or address for government identification, driver's licence, or vehicle registration purposes.

1.6 **Proof of Ownership:** The Park reserves the right to require Occupants to provide proof of ownership of their recreational vehicle at any time. Occupants who cannot provide proof of ownership may be required to vacate the site.

2. ELIGIBLE RECREATIONAL VEHICLES

2.1 **Permitted Units:** Only motorhomes, fifth wheel trailers, travel trailers, and park model trailers that comply with CSA Standard Z241 (Recreational Vehicles) are permitted.

2.2 **Age and Condition:** All recreational vehicles must be in good, well-maintained, roadworthy condition. Units more than 20 years old are subject to management approval prior



to registration.

2.3 **One Unit Per Site:** Only one (1) recreational vehicle is permitted per designated site. Tents, additional sleeping structures, or secondary units of any kind are not permitted.

2.4 **Registration and Insurance:** Pursuant to the BC Motor Vehicle Act, all recreational vehicles and trailers on the Park must be currently registered and insured with ICBC or an equivalent insurer.

2.5 **Operational Requirement:** All recreational vehicles on site must remain operational and road-ready at all times. Inoperable vehicles must be removed within 72 hours.

3. VEHICLES, PARKING & STORAGE

3.1 **Licensed Vehicles Only:** Only currently licensed and insured motor vehicles may be operated or parked within the Park.

3.2 **Maximum Vehicles Per Site:** A maximum of two (2) vehicles per designated site are permitted, subject to site dimensions.

3.3 **No Non-Operational Vehicles:** No non-operational, unlicensed, uninsured, or derelict vehicles of any kind may be stored on any site or anywhere within the Park at any time.

3.4 **No Boat or Trailer Storage:** Boats, boat trailers, utility trailers, cargo trailers, flatbed trailers, and any other towed equipment are strictly prohibited from being stored on any designated site or anywhere within the Park.

3.5 **No Non-Vehicle Storage:** The Park is not a storage facility. No non-vehicle items, including building materials, equipment, machinery, appliances, lumber, scrap metal, or bulk goods, may be stored on any site or in any common area.

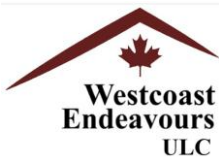
3.6 **Speed Limit:** The maximum speed on all Park roads and driveways is 10 km/h.

3.7 **No Impaired Driving:** Operating any vehicle within the Park while impaired by alcohol, cannabis, or any substance is strictly prohibited and will result in immediate termination of the Licence to Occupy.

3.8 **Parking:** No parking on grass, in vacant sites, or on roadways. Vehicles must be parked within the boundaries of the designated site only. No parking in front of the firetruck fill valve.

4. PHYSICAL IMPROVEMENTS, STRUCTURES & SITE MODIFICATIONS

4.1 **No Permanent Improvements:** No permanent improvements, additions, or structures of any kind are permitted. This includes permanent decks, permanent stairs, lean-to structures, carports, garages, enclosed rooms, additions to the recreational vehicle, or any structure attached to the ground with concrete, rebar, or permanent fasteners.



4.2 **No Storage Sheds:** Storage sheds, garden sheds, Shelter Logic structures, garage-in-a-box structures, and any similar freestanding storage enclosures are not permitted.

4.3 **No Decks Without Approval:** Portable, non-permanent decking may be considered only upon prior written approval from Park management. Approved decking must be freestanding, not exceed 200 sq ft, not exceed 18 inches in height, be constructed of treated lumber only, and be fully removed upon vacating the site. Covered decks are not permitted.

4.4 **No Lean-Tos or Awning Enclosures:** Lean-to structures, enclosed awning rooms, carport tents, screened rooms attached to the recreational vehicle, and any structure that creates an enclosed living or sleeping space beyond the recreational vehicle itself are strictly prohibited.

4.5 **No Fences:** Fences, privacy screens, or permanent boundary markers of any kind are not permitted on any designated site.

4.6 **No Landscaping Alterations:** Occupants may not plant trees, flowers, herbs, shrubs, or plants; install patio stones, gravel, or ground cover; or alter the natural grade or drainage of any site without prior written approval.

4.7 **No Digging:** No digging, trenching, or ground disturbance of any kind is permitted without prior written approval.

4.8 **Site Boundaries:** Occupants must remain within the boundaries of their designated site. No equipment, furniture, or personal effects may encroach on adjacent sites, roadways, or common areas.

4.9 **Enforcement of Unauthorized Improvements:** Any unauthorized structure will be removed at the Occupant's expense. The Park assumes no liability for damage to any unauthorized structure during removal.

4.10 **Authorized Temporary Structures Must Be Removed Upon Departure:** All Occupant-installed structures, decking, and improvements approved in writing must be fully removed by the Occupant upon vacating the site.

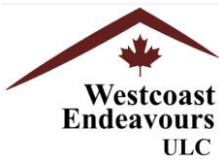
5. NOISE & QUIET HOURS

5.1 **Quiet Hours:** Quiet hours are 10:00 PM to 8:00 AM daily. During quiet hours, all noise must be kept to a minimum.

5.2 **Amplified Music:** Amplified music or audio equipment audible beyond the boundaries of the designated site is not permitted at any time.

5.3 **Respectful Conduct:** Noise must be kept at a reasonable level at all times so as not to disturb neighbouring occupants.

5.4 **Enforcement:** A first noise violation will result in a written warning. A second violation may result in immediate termination of the Licence to Occupy.



6. PET POLICY

- 6.1 **Pets Permitted with Conditions:** Pets are welcome subject to conditions.
- 6.2 **Maximum:** A maximum of two (2) domestic pets per site are permitted.
- 6.3 **Leash Requirement:** All pets must be on a leash no longer than six (6) feet and under the direct control of the owner at all times when outside the recreational vehicle. Pets must never be left unattended outside the recreational vehicle.
- 6.4 **Waste:** Pet owners must immediately clean up and properly dispose of all pet waste. Failure to clean up will result in a \$50 clean-up fee. Please ensure poo is cleaned on lawns as we must maintain lawn mowing.
- 6.5 **Noise:** Pets must not bark, howl, or make noise that disturbs neighbouring occupants.
- 6.6 **Restricted Areas:** Pets are not permitted in the laundry facility, the gazebo, or any other designated common area unless otherwise posted. Pet washing is not permitted in the shower at the gazebo.
- 6.7 **Aggressive Pets:** Aggressive pets of any kind are not permitted at the Park. Owners must maintain control of their pets.
- 6.8 **Liability:** Pet owners are solely responsible for any injury, damage, or nuisance caused by their pet.
- 6.9 **Pet Fee:** A pet fee of \$3.00 per pet per day (plus applicable taxes) applies to all stays.

7. FEES, PAYMENT & UTILITIES

- 7.1 **Payment:** All fees are due in advance of occupancy. 30-day block fees are due on the first of the 30 day block. The payment methods accepted include credit card, debit, and e-transfer. The Park is a cashless facility. E-transfers can be made to: stay@pinetreecommunity.ca. Your confirmation of deposit is your receipt.
- 7.2 **NSF / Failed Payments:** A fee of \$50.00 + GST will be charged for any non-sufficient funds (NSF) or failed payment.
- 7.3 **Late Payment:** Fees not paid within 5 days of the due date will accrue interest at a rate of \$50.00 per month on the outstanding balance.
- 7.4 **Recurring Charges:** At the time of your reservation, if your term is greater than 30 days, your credit card will be charged at the next 30-day block purchase, in advance, plus GST. As a part of the reservation, the recurring charge is agreed to.
- 7.5 **Pre-Authorized Charges for Tiny Home Cabin Rentals:** All tiny-home cabin rentals are subject to a \$500 pre-authorized credit card charge for incidents and damages.



7.6 **Taxes:** All Park fees are subject to 5% GST. Any term shorter than 30-days at time of reservation is subject to 5% GST, 8% PST and 3% MRDT.

7.7 **Utilities:** Water, sewer, and electrical service are included in the site licence fee. The Park is not responsible for interruptions in utility service.

7.8 **Septic System:** Occupants must not dispose of condoms, sanitary products, diapers, wipes, paper towels, grease, paint, thinners, chemicals, or any non-dissolving solids in toilets or sewer connections. Only human waste and toilet paper may be disposed of in the sewer system.

7.9 **Electrical:** Occupants may not modify, bypass, or tamper with electrical service pedestals.

8. SAFETY, FIRE & CAMPFIRES

8.1 **Safety Equipment:** All recreational vehicles must be equipped with at least one functioning smoke detector, one carbon monoxide detector, and one fire extinguisher.

8.2 **Campfires:** Campfires are permitted only in designated fire areas or in approved fire pits. Campfire diameter must not exceed 60 cm (24 inches) and flames must not exceed two feet in height. Campfires are prohibited on windy days and during any fire ban.

8.3 **Fire Bans:** Occupants must comply with all fire bans and restrictions issued by the BC Wildfire Service.

8.4 **Fireworks:** Fireworks and pyrotechnics of any kind are strictly prohibited within the Park.

8.5 **Firearms and Weapons:** Firearms, pellet guns, paintball guns, slingshots, and all other weapons are prohibited within the Park.

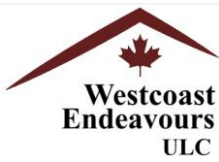
8.6 **Propane and Fuel:** Propane tanks must be stored safely. Gasoline and other flammable liquids must be stored in approved containers and may not be stored inside any recreational vehicle.

8.7 **Drones:** Drones are not permitted on the property at anytime.

9. GENERAL CONDUCT & BEHAVIOUR

9.1 **Respectful Community:** All Occupants, guests, and visitors are expected to treat fellow Occupants, Park staff, and the natural environment with respect and courtesy at all times.

9.2 **Zero Tolerance:** Pine Tree Community RV Park has a zero tolerance policy for verbal abuse, physical threats, racial slurs, discrimination, harassment, or intimidation directed at Park staff, other Occupants, or visitors. Violation of this policy will result in immediate termination of the Licence to Occupy without refund.



9.3 **Illegal Activity:** Illegal drugs may not be possessed, sold, or consumed anywhere within the Park. Any illegal activity will result in immediate termination of the Licence to Occupy and notification of the RCMP.

9.4 **Alcohol and Cannabis:** Alcohol and cannabis consumption is permitted within the boundaries of the designated site only, by persons of legal age (19+).

9.5 **Visitors:** Visitors are the responsibility of the registered Occupant. Visitors must depart by 11:00 PM unless they are registered overnight guests.

9.6 **Children:** Children under 14 years of age must be on their designated site or accompanied by a responsible adult after 9:00 PM.

9.7 **Site Maintenance:** Occupants are responsible for maintaining a clean, tidy, and well-kept site at all times. Garbage, debris, clutter, and unsightly materials must not accumulate on any site. Ensure all dog poo is picked up as lawn maintenance can and will occur at any time.

9.8 **Garbage:** All garbage must be bagged, securely closed, and deposited in the designated Park dumpsters. Excessive dumping will result in a minimum \$100 fee.

9.9 **Pools and Hot Tubs:** Inflatable or portable pools, hot tubs, and saunas are not permitted on any designated site.

9.10 **Sharing of Site:** Subletting, sharing, or renting a designated site to a third party is strictly prohibited.

9.11 **Vehicle Washing and/or Working on Vehicles:** Vehicle washing, putting vehicles on blocks to work on them or working on vehicles in general is not permitted in the Park.

10. TINY HOME CABIN OCCUPANTS

10.1 **Recreational Occupancy Only:** Furnished tiny home cabins at Pine Tree Community are offered for recreational and seasonal stays of up to 180 days. Cabins are not permanent residences.

10.2 **No Modifications:** Cabin Occupants may not make any modifications, alterations, or improvements to the cabin or its contents.

10.3 **Damage:** Cabin Occupants are responsible for any damage beyond normal wear and tear.

10.4 **No Smoking:** Smoking (including vaping and cannabis) is strictly prohibited inside the cabins. A minimum cleaning fee of \$500 will be charged for any evidence of smoking inside a cabin.

10.5 **All Other Park Rules Apply:** Cabin Occupants are subject to all other Park rules contained in this document.



10.6 **Weekly Cleaning:** The cabin rental comes with all furnishings, and a weekly cleaning; the cleaning will include change of all linens, cleaning of the unit and emptying the trash.

11. LIABILITY & INSURANCE

11.1 **Occupant's Risk:** The use of the Park and all its facilities is entirely at the risk of the Occupant and their guests. The Park assumes no responsibility for loss, theft, damage, injury, or death arising from the Occupant's use of the Park or its facilities. This is also acknowledged at registration by signing the Park's waiver of liability.

11.2 **Occupant's Insurance:** Occupants are strongly encouraged to maintain personal liability insurance and contents insurance for their recreational vehicle and personal property.

11.3 **RV Insurance:** All recreational vehicles must be insured as required by BC law.

11.4 **Indemnification:** The Occupant agrees to indemnify and hold harmless Pine Tree Community RV Park, its owners, managers, and staff from any and all claims, damages, costs, or expenses arising from the Occupant's use of the Park.

12. PRIVACY POLICY

12.1 Pine Tree Community RV Park collects personal information (name, contact details, vehicle registration, insurance information) for the purposes of administering the Licence to Occupy, managing Park operations, and communicating with Occupants. Personal information is collected and managed in accordance with the BC Personal Information Protection Act (PIPA) and, where applicable, the federal Personal Information Protection and Electronic Documents Act (PIPEDA).

12.2 Personal information will not be disclosed to third parties except: (a) as required by law; (b) to government authorities in connection with a legal obligation; or (c) with the Occupant's written consent. Occupants have the right to access and correct their personal information held by the Park. To make a privacy inquiry, contact: stay@pinetreecommunity.ca

13. ENFORCEMENT & TERMINATION

13.1 **Park Management Authority:** Park management has the authority to enforce all Park rules and to issue warnings, impose fees, and terminate Licences to Occupy for violations of these rules.

13.2 **Warning System:** For most violations, Park management will issue a written warning on the first occurrence. A second violation of the same rule within the same licence period may result in immediate termination of the Licence to Occupy.

13.3 **Immediate Termination:** The following violations will result in immediate termination of the Licence to Occupy without warning and without refund:

- Physical violence, threats, or assault to Park personnel and/or other guests
- Illegal drug activity

- Impaired driving within the Park
- Speeding within the Park
- Tampering with electrical, water, safety, or sewer infrastructure
- Violation of a BC Wildfire Service fire ban
- Subletting or unauthorized transfer of the site
- Aggressive pets resulting in an injury of any kind, either on or off the property, during the stay

13.4 **Vacating Upon Termination:** Upon termination of the Licence to Occupy for any reason, the Occupant must remove their recreational vehicle and all personal property from the site within 24 hours of notice of termination. Failure to vacate constitutes a trespass and the Park may seek relief through the BC courts.

13.5 **Abandoned Property:** Any recreational vehicle or personal property left on site after the expiry or termination of a Licence to Occupy without prior written arrangement will be considered abandoned. The Park may arrange removal and storage at the Occupant's cost, or dispose of the property in accordance with applicable BC law.

14. AMENDMENTS

Park management reserves the right to amend these rules at any time. Occupants will be provided with reasonable notice of any material changes. Continued occupancy of the Park following notice of a rule change constitutes acceptance of the amended rules.