



RULES & REGULATIONS

Season is April 15th - October 31st
UPDATED: 2022

1. The Seasonal Occupant(s) is responsible to:

- A. Maintain a policy of insurance on the Park Model/RV against fire and storm damage at all times, and arrange third party liability insurance with a minimum coverage of \$1,000,000. Proof of insurance must be provided annually to the Park Office.
- B. Maintain the Park Model/RV in good condition in accordance with Maitland Shores Site Standards and provide it with a fire extinguisher, carbon monoxide/smoke detector of an approved type.
- C. Provide a signed copy of the Licence of occupancy by April 15th to the Park Office
No entry will be permitted until a Licence of Occupancy agreement is signed.

2. Full payment for seasonal fees are due by May 15th. No trailer shall be removed from the property until the account balance has been paid in full. Late fees of 4% per month will apply to all outstanding accounts after May 15th. NSF cheques are subject to a \$50. fee. Unpaid fees by the due date will have their gate keys deactivated and no admittance will be allowed until paid up in full.

3. In the event of termination of occupancy by the site occupant or Park Management before seasons end, any unused portion of the seasonal fees shall not be refunded and the site must be left in a condition satisfactory to Maitland Shores.

4. A \$700. deposit for the following season is to be paid on or before Oct. 15th. Management reserves the right for non-renewal and in such cases the site must be vacated of all belongings by October 31st. Failure to comply may result in a winter storage fee.

5. All resort grounds are communal and are the property of the Owner. The area of land designated for an individual park model/RV is approximate and site sizes may vary. Management reserves the right to clarify any discrepancies. Only one trailer per site. Only one vehicle per site unless enough room to accommodate two without hinderance to neighbouring sites or roadway.

6. The Seasonal Occupant is responsible for the general upkeep of the park model/RV and the tidiness around the site. Residents are responsible for cutting grass and trimming around their trailers. No digging, improvements or construction of decks, sheds, etc. without permission from management and a permit if necessary. No heavy machinery work to be done on a Sunday.

7. Household bag garbage ONLY! Any other garbage is to be taken home and disposed of. Recycling is to be put in blue bags and dropped off at the front entrance of the park by the roadway By Sunday evening.

8. Children are to be monitored by their parents at all times, Under the age of 12 must be supervised while swimming. Children are to respect the space and belongings of other residents and the park. Children under the age of 16 are to be on their site or supervised at dark. Parents are responsible for damages caused by their children.

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9. No renting or lending of trailers. If members of your immediate family will be using your trailer and you will not be present, make management aware. We have the right to know who is occupying your trailer at all times.

10. Visitors include anyone that is not in your immediate family (parents, children & grandchildren) Anyone else is a visitor and as a resident, it is your responsibility to see that your visitors follow all park rules while present. Please ensure that your guests do not leave the park in a drunken state, you are responsible for them.

11. Management must be notified of trailers being sold on site and all sales must have approval of management before the sale is finalized. No "For Sale" signs to be posted and the park is to receive 5% of the sale price for all trailers sold on site at the time of finalization of sale
Trailers over 10 years of age can not be sold on site. If selling a trailer over 10 years old it must be removed from the park.

12. Fireworks are limited to long weekends and ONLY in designated areas.

13. Quiet time is 11 pm Sunday thru Thursday and 12 pm Friday and Saturday
Turn the music down and conversation should be inside voices only

14. Persons under 16 years of age are not permitted to operate a golf cart. Golf Carts are to have your site number clearly visible on them and must be Insured.

15. ATV's, Dirt Bikes, Golf Carts or any motorized sports vehicles/toys are to be driven in designated areas ONLY, Not to be on any grass and at your own risk.
You must have insurance on them. Maitland Shores is not responsible for any accidents or injuries, however caused, damages or theft to any personal belongings.

16. Speed Limit in the park is 10 km for all vehicles.

17. Water conservation is a must. Our water is filtered and treated before entering into the park. No washing of trailers, vehicles, ATV's, Golf carts, etc. at any time. No filling up holding tanks with park water. Exceptions when having your own water trucked in.

18.. Pets are to be kept on a leash at all times and picked up after. Pets showing aggression or causing a noise disturbance must be muzzled or will be banned from the park.

19. Security Gates: Person(s) found damaging the barrier arms or gates will be held liable for the Replacement and/or repair. Residents responsible to open gates for their visitors Only.
Do not open the gates for anyone you do not know including the police. Fire & Ambulance only exception. Two gate keys per site and any lost or damaged keys are not refundable.

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20. Campfires are allowed in an approved outdoor firepits and must be 10 feet from any structure. Only wood can be burned, please no garbage in accordance with Haldimand County Burn By-Law.
21. Seasonal residents are allowed one **small** tent on their site for family visitors staying overnight, within reason. Permission from the management must be granted. All tents must be taken down by 11 am the next day.
22. Seasonal residents may have one storage spot assigned to them for a boat on a trailer or small utility trailer as designated to them by staff. This is a privilege not a requirement. Any additional spots or over large areas will be subject to a seasonal fee added to their site fees.
23. Until such time that all sites are on metered hydro, Any sites with a washer/dryer, dishwasher, portable or window A/C unit, extra Full Size Fridge, Freezer or additional hydro required appliance/apparatus expense will be subject to an additional \$100.00 fee per item added to their seasonal fees. Failure to inform the office of additional appliances will result in a hefty fine.
24. The operation of any business other than conducted thru Maitland Shores is prohibited.
-- Solicitation of any kind is strictly prohibited in the resort.
25. No person(s) allowed beyond posted NO TRESPASSING or EMPLOYEES ONLY signs.
26. Maitland shores will not be held responsible for any accidents or injuries, however caused, while you, your family and your guests are on the premises of Maitland Shores RV Park. You are responsible for you, your family and your guests safety. Management reserves the right to evict anyone not abiding by the rules and regulations or for unacceptable behaviour, aggression or abuse.
27. Air Conditioners and water are to be turned off when being away from your trailer for more than a day or management reserves the right to unplug your services. Any damages or food spoilage will be at your expense.
28. Disrespect for Management, Staff or Fellow Campers and/or the Rules & Regulations and Maitland Shores Park could result in non-renewal of Licence of Occupancy or immediate Eviction.