

CAMPGROUND APPLICATION

Personal Information

Site # _____ Services included: Power _____ Water _____ Sewer _____

Trailer Liability Insurance Policy #: _____

Insurance Company Name: _____ Phone #: _____

Fire/Theft/1,000,000 Liability is a MUST

Last Name: _____ First Name: _____

Mailing Address: _____

City: _____ Province: _____ Postal Code: _____

Phone #: _____

E-mail Address: _____

References (other than family):

Name: _____ Phone #: _____

Name: _____ Phone #: _____

List of all residents:

Vehicle make & model: _____

Licence Plate : _____ Licence # : _____

Insurance Policy: _____

Employer Information

Status: Full-Time _____ Part-Time _____ Student _____ Unemployed _____ Retired _____

Current Employer: _____

Address: _____

Supervisors Name: _____ Phone #: _____

Job Position: _____

Other sources of income? _____

Emergency Contact: _____ Phone # : _____

PAYMENT TERM & DEADLINE DATES

- Rent is due on or before the 1st of the month. Power bills are due upon receipt. If payment is not made by the 4th day of the month the power and water will be disconnected and you will be given an eviction notice.
- Storage options are available.
- Site reservation fee of \$700.00 is required.
- Monthly rent is \$700.00.
- Leases are from May 1 – September 1 of each year.
- Payment accepted: Cash, Cheque, E-transfer.
- Administration fee for returned cheques will cost \$40.00ea.
- Rate and fees do not include 5% GST.

Camper Signature

Manager Signature

HOLD HARMLESS AGREEMENT

The signee, (hereinafter called "Camper"), jointly and severally, in consideration of being permitted to enter onto, use or occupy properties or facilities belonging to or under control of RHK Holdings Ltd. RV Campground (hereinafter called "RHK Holdings Ltd. RV Campground") and such other consideration, such consideration acknowledged as received and sufficient, does hereby agree to waive, release absolutely, indemnify and save harmless RHK Holdings Ltd RV Campground, its servants, employee's, officers, directors, contractors, volunteers and agents from and against all claims, demands, awards, judgments, costs (including legal costs), actions, causes of action and proceeding by whomever made or brought in respect of any personal or bodily injury (including death) to any person, and any loss of or damage to any property caused directly or indirectly by or a result of the Camper, or it's family, friends, guests, acquaintances, agents, servants, contractors, employees or any person connected with the Camper, directly or indirectly, expressly or implied, regardless of whether the Camper related person was invited or not, and regardless of whether the Camper is not at RHK Holdings Ltd. RV Campground.

The terms of this Agreement form shall be construed as the entire agreement and may not be altered, amended, or modified except in writing and signed by all parties hereto. The terms of this Agreement shall be governed by the Laws of the Province of Alberta. This Agreement shall continue to be in full force and effect for each and every visit to RHK Holdings Ltd. RV Campground by Camper, their family, friends, guests, acquaintances, agents, servants, contractors, employees, or any person connected with the Camper, directly or indirectly, expressly or implied, regardless of whether the Camper related person was invited or not, and regardless of whether the Camper is present or not at RHK Holdings Ltd. RV Campground.

If you have any questions, please feel free to call 780.945.3487

Thank you,

Management

Camper Signature

Date

COMMUNITY BYLAWS, RULES & PETS

ADVERTISING & SALE OF SEASONAL RV: The RV Campgrounds name can NOT be used to promote any sale. "FOR SALE" signs are not to be used on RV Campground site. All personal property must be removed if not returning the following season.

AGE OF RV: Year, Make, Model of RV must be approved. Must keep RV body in good condition.

ALCOHOL & CANNABIS: Alcoholic beverages and cannabis is restricted to your site.

ALTERATION TO SITE: No alterations to site without approval.

CONDUCT: No exception for **PHYSICAL ABUSE, ABUSIVE LANGUAGE, PUBLIC INTOXICATION, PROFANITY.** Unacceptable conduct could result in immediate eviction with no refund.

FAILURE TO PAY BALANCE DUE: Failure to pay your balance, remove RV and personal property from the campground may result in legal action and seizure of RV. (RHK Holdings. Ltd. RV Campground is entitled to withhold all responsible expenses including advertising cost, legal fees, disbursements, sales commission, storage, site cleanup, restoration & GST)

GARBAGE: Household garbage must be bagged & disposed into appropriate dumpster. Garbage items such as lawn chairs, lumber etc. Must not be left at the dumpster without approval. Extra charges may apply.

ANIMALS: We have aggressive animals so please accompany any children if near the animals. If children are not supervised by an adult there will be an immediate eviction.

GUESTS: Definition – A person not approved by management.

Guests do not register another guests.

Day guests welcome. Maximum guests allowed on a single day is 4. (Approval needed for more. Group functions need approval.)

Overnight guests welcome. (Inform management)

SITE OCCUPANCY: Each lot at this RV Campground is designed for two people per lot. If more than two people live in your home, there will be an extra charge of \$100.00 per month per person.

FIRE EXTINGUISHER: A fire extinguisher must be in your home at all times.

INSURANCE & LIABILITY: Please ensure that your children and/or guests do not use landscaping features as ‘play structures’. You must retain a minimum of \$1,000,000 premises liability insurance coverage for your personal site. Proof of insurance is required. The campground holds no responsibility for loss of fire, theft, collision and otherwise. The signature as signed, per site and warrant that they are responsible for signing on behalf of children and guests. **RHK HOLDINGS LTD. Is not liable for any damage, theft or injuries that may occur on your site.**

Camper Signature

Camper Signature

MAINTENACE ACCESS: You are responsible to remove RV and personal property for maintenance or renovation needs.

Camper Signature

Camper Signature

NOISE: Common courtesy is always expected. No unreasonable noise at any time please. Fireworks and firearms are prohibited. Sundays are ‘quite day’. *Quite time is from 11:00pm – 8:00am 7 days a week.*

PARKING: Maximum 2 vehicles per site. The campground reserves the right to make special provisions for parking. Approval needed. Extra parking will cost \$50.00 per month per vehicle.

PETS: ALL PETS NEED APPROVAL.

RATES & REFUNDS: Charges are for usage of the campground and site assigned to you. There is no refund if the site is vacated earlier, voluntary or in voluntary and/or eviction for violations.

RESTORATION FEE: An entrance deposit of \$700.00 is required upon initial rental of site. This payment will be refunded if all personal property and belongings are removed, and all payments are paid up to date upon vacating property. There will be a minimum of 4 hours @ \$150 per hour for any clean up needed to be done to your RV lot.

SITE AMENITIES: Picnic tables are provided. Additional fridge/freezers are not permitted other than built in RV appliances. RHK Holdings Ltd./Russell Kreye are not responsible for losses including fridge contents due to outages. We suggest you invest in propane or another source. No tents/gazebo on site without approval.

SITE MAINTENANCE: Your site must be kept safe, clean, uncluttered at all times. Clothes lines or tarps are not permitted. Gravelled area must be kept grass and weed free. Lawn area must be trimmed. Wood, ornaments, etc. are to be stacked on the gravel not the grass. **If maintenance is neglected there will be a charge of \$50.00 plus tax each time your site requires maintenance.** Cutting down trees or shrubs not permitted.

SMOKING: ALL BUTTS MUST BE OUT IN THE GARBAGE!

STAFF & MANAGEMENT: Campground staff will patrol on a regular basis. Staff will maintain an orderly, secure, respectful environment. Please treat the campground and your site as you would your own home. Report any problems to staff.

STORAGE SEASON OPTIONS: Storage options available. Payment required.

SUPERVISION OF MINORS: Supervision is always required for any children under the age of 18. Minors have a curfew of 10:00pm.

WOOD STOVES: Any wood stoves will be inspected by the County of Parkland Fire Department and proof of its legality is required. Wood stoves will be inspected yearly, twice if requested.

SPEED LIMIT: 10 km/hr at ALL times.

RV INSURANCE: RV Insurance is required to reside at RHK Holdings Ltd. RV Campground.

For any reason, the rules and regulations are not being followed, RHK Holdings Ltd. has the right to ask you to leave without reimbursement. If you are unable to drive your vehicle due to intoxication, we will call police to escort you off the campground.

Please DO NOT DRINK AND DRIVE!

*Prices subject to change without prior notice.

THANK YOU – MANAGEMENT

Services SET-UP Specifications

Campers are responsible for plugging in electrical heat tracing and MUST follow the minimum specification table below.

Frozen pipes are very costly. The cost of repair will be the lot renter's liability. RHK Holdings. Ltd RV Campground will conduct pre-season inspections of services, compliance is a requirement. Failing to complete hook up as directed will result in termination.

H2O / DRAINS		
	Summer (May1 – Sept 30)	Winter (Oct 1 – April 30)
FRESH H2O	Dedicated fresh water drinking hose.	Dedicated fresh water drinking hose with insulation and electric heat tracing.
GREY / BLACK H2O DRAIN	Standard 3" RV pipe size, Supported and Fixed, Sloped to create a gravity drain.	Standard 3" RV pipe size, Supported and Fixed, Sloped to create a gravity drain with insulation and electric heat tracing.
H2O WELL HEAD		Supported fixed insulation with electric heat tracing.
UTILITIES		
ELECTRICAL	Standard 15, 30, 50Amp RV power cords free of damage shall be used. Power surge protector is recommended.	Standard 15, 30, 50Amp RV power cords free of damage shall be used. Power surge protector is recommended.
GAS	Correct gas, fittings and hoses shall be used.	Correct gas, fittings and hoses shall be used.
WOOD STOVES	Chimneys must be rain / snow capped and extend above the roof line allowing smoke to escape.	Chimneys must be rain / snow capped and extend above the roof line allowing smoke to escape.

Personal Information:

(NAME OF LANDLORD: RHK HOLDINGS LTD.). ('The Landlord') is committed to safeguarding the personal information entrusted to us by the Applicant. Personal information means any information about an identifiable individual. This can include but is not limited to an individual's name, home address and phone number, age, sex, marital or family status, financial information, education history, or employment status. We manage your personal information in accordance with Alberta's Personal Information Protection Act and other applicable laws. This policy applies to the LANDLORD and to any person providing services on our behalf.

We collect the personal information for the purposes of assessing the Applicant(s) and co co-Applicant(s) if any as to suitability as a tenant in general, and/or for a specific rental location.

Your completion of this Application will be taken as your consent to the above use by us, including both the information provided in the Application and personal information obtained by us from other sources as noted in the Application. We will assume the same consent in cases where you volunteer other personal information for an obvious purpose, even though it may not be specifically requested in the Application.

You may withdraw consent to the use and disclosure of personal information at any time unless the personal information is necessary for us to fulfil our legal obligations. We will respect your decision but may not be able to provide you with rental accommodation if we do not have sufficient personal information.

I/We, the undersigned (the 'Applicant', and if applicable the 'Co-Applicant') hereby apply for approval as a Tenant(s) of the Landlord based on the information provided on this page and the following pages. I/We understand that the information provided will be viewed to determine my/our suitability for the premises described below, and any other premises that the Landlord my deem appropriate.

Address of property: _____

Date occupancy desired: _____

RHK Holdings Ltd. RV Campground
52521 RR15 Parkland County AB T7Y 2E5

The Applicant and/or Co-Applicant acknowledges that barbeques, waterbeds, aquariums, and pets are not permitted without the advance written permission of the Landlord.

If the Landlord permits a pet, an additional Pet Damage Deposit of \$ _____ will be paid to the Landlord. The Landlord will hold the Deposit(s) until the Tenancy ends.

The Applicant do(es) hereby state that the information contained herein is true and correct and contain no misrepresentations. If misrepresentations are found after a residential tenancy agreement is entered into with the Applicant and/or Co-Applicant, the Landlord shall have the option to terminate the residential tenancy agreement and seek all available remedies.

The Applicant(s) and/or Co-Applicant authorize the Landlord to obtain tenant history, credit, personal and employment information from one or more consumer reporting agencies, previous landlords, employers, or previous employers and from other sources of such information, to verify the information provided by the Applicant and/or CO-Applicant. The Applicant(s) and/or Co-Applicant authorize(s) the reporting agencies, and any other person, including personnel from any governmental ministry or agency, to disclose relevant information about the Applicant(s)and/or Co-Applicant to the Landlord. If the parties enter into a Residential tenancy agreement, the Applicant(s) and/or Co-Applicant authorize the above information to be used and disclosed for responding to emergencies, ensuring the orderly management of the tenancy and complying with legal requirements.

Camper Signature

Manager Signature

Date

RHK Holdings Ltd. RV Campground
52521 RR15 Parkland County AB T7Y 2E5

LEASE AGREEMENT

Between interested parties namely

THE CAMPER

And

THE RHK HOLDINGS LTD RV CAMPGROUND

Definitions:

1. Campground Objectives:

- a) Provide opportunity for enjoyment of the campground, country, and community atmosphere.
- b) Maintain an orderly, secure, respectful environment by enforcing Community Bylaws & Rules

2. Campsites:

- a) Provides Campers with a detailed description of Community Bylaws and Rules.
- b) Describe the benefits associated in this Agreement and a code of usage.
- c) It is the Campers responsibility to remain cognizant of its contents and refer to it if they are unsure about any policy or procedure.

3. Yearly Campsite:

- a) Rented to the Camper with details as per Community bylaws and Rules.
- b) Agreement cannot be transferred or sold to another individual(s).
- c) Rates & Payment Terms.

4. Violations:

- a) Any Violations of this agreement, the determination of which shall be at sole discretion of RHK Holdings Ltd, shall be deemed to be trespassers, under the PETTY TRESPASS ACT – Statutes of Alberta, and RHK Holdings Ltd. is hereby appointed their respective agent for disconnecting services and removal of their RV, structures, and personal property within 48 hours.

RHK Holdings Ltd. RV Campground
52521 RR15 Parkland County AB T7Y 2E5

I/We acknowledge that I/We have read and understand and agree to be bound to this agreement.

Camper Signature

Camper Signature

Print Name

Print Name

Manager Signature

Date

This agreement is dated from: _____ to: _____.