



“FACILITY GUIDELINES”



Table of Contents

Section 1 – Terms of Agreement	2
Section 2 – Site Rules	4
2.1– Facility General Rules	4
2.2 – Campsite General Rules	4
2.3 – Prohibited Activities	4
2.4– Removable Structures & Permit Application	5
2.5 –Recommended Shed	5
2.6 – Landscaping.....	5
2.7 – Noise & Quiet Hours	5
2.8– Generator Hours	6
2.9– Visitors / Unregistered Guests	6
2.10 – Parking / Motor Vehicles Usage.....	6
2.11 – Pet Rules.....	6
Section 3 – Fire Safety	7
3.1 – General Fire Safety Rules	7
3.2 – Fire Bans.....	7
3.3 – Emergency Response	7
Section 4 – Services	8
4.1 – Power	8
4.2 – Water	8
4.3– Sani-Dump Systems.....	8
4.4 – Garbage Policy.....	9
4.5 – Road Maintenance	9
Section 5 – ATV / OHV Usage	10
5.1 – General Usage	10
5.2 – Wildfire Safety Tips	10



Section 1 – Terms of Agreement

Definitions

"Renter" – The occupant of the campsite under the rental contract

"Mountain Aire" – The legal corporation Mountain Aire Resort Inc.

"Annual Camping Year" runs – May 1 to Apr 30 the following year

Camping "Summer Season"

The Summer Camping Season will run from May 1 – Oct 31

Services included as per Section 4: Power, Water, Sani-Dump, and Road Maintenance.

Camping "Winter Season"

The Winter Camping Season will run from Nov 1 – Apr 30

Services included as per Section 4: Occupied Power, Sani-Dump, and Limited Road Maintenance

Does not include: Water, Unoccupied Power

Termination & Notice

The rental agreement will end on the agreed termination date as per CampSpot. The "Renter" will be responsible for removing all of their property and contents on or before this date.

If the "Renter" breaches the rental agreement and the current version of the "Facility Guidelines," Mountain Aire reserves the right to terminate the rental agreement based on cause. In this case, the "Renter" will be given notice and will have seven days to remove their property and contents from the premises.

Any notices by either party shall be submitted in writing and emailed to info@mountain-aire.com.

Complaints

All official complaints must be in writing and emailed to Mountain Aire at info@mountain-aire.com to take corrective actions. You must bring proof forward with your complaint as we can not accuse others.

Renewals

Rental agreements are not automatic or mandatory and will be offered to campers on an annual basis.

A deposit is required to hold the requested spot for the upcoming season.

Payments

Annual Campsite Deposits

- A \$500.00 deposit is required to hold your campsite for the upcoming season and is due Jan 31.
- Deposits are non-refundable

Full Payment

- Full payment is due before the use of all short-term rentals.
- Full payment is due on March 31st for all annual campsites.
- Installment payments will not be accepted, and payment must be made in full.
- There is no refund if the "Renter" moves out or cancels before the agreed-upon terms. The lot will be considered vacant, and Mountain Aire will rent the campsite out at their discretion.

Taxes & Fees

- GST will be charged on the total cost of the booking.
- A charge of \$40 will be applied for any NSF cheques.
- A \$5.00 booking fee will be charged on all reservations.
- Alberta Tourism Lodging (ATL) Tax will be charged when applicable.

Sub-Renting

The "Renter" is not permitted to sub-rent or sub-lease their campsite; this means that you can not rent the site and then rent it out to someone else.

Abandoned Goods

Goods may include all vehicles, recreational vehicles, trailers, boats, RV's, and any contents. Goods are considered abandoned when left behind by the "Renter."

Charges may be incurred at the "Renter" expense to remove these goods to an impound, recycling, or disposal facility. Abandoned goods may be found throughout the campsite or the premises of Mountain Aire.

Insurance

Mountain Aire will not be responsible for accidents, injuries, or loss of property by fire, theft, wind, floods, or other natural acts that are beyond its control. It is the responsibility of the "Renter" to have current insurance for their contents and property.

Section 2 – Site Rules

2.1– Facility General Rules

- The site shall be kept neat and clean at all times. No accumulation of junk or debris is permitted around, on, or under an RV or structure on the site.
- All guests agree to adhere to a zero-tolerance policy regarding all physical, psychological, and mental abuse toward other people and Mountain Aire staff.
- It is your responsibility to follow provincial regulations for helmet usage.
- Check-in/out times for short term rentals – Check-in is at 3 pm, and Check out is at 11 am
- The playground can be used but is done so at your own risk.

2.2 – Campsite General Rules

- The campsite must only be used for a seasonal leisure residence and cannot be used as a primary or permanent residence. More than 30 days in a row is considered permanent occupancy.
- The campsite or common areas can not be used for business operations or purposes.
- Provincial Law requires that personal alcoholic beverages be consumed on campsites only.
- No trespassing or cutting through other campsites.
- There will be limited access to the campground available between the hours of 11 pm to 7 am
- Each site is permitted to have one RV and one tent
- Additional short-term guests that would like to stay with long term guest will be charged \$40.00 per night. If they do not properly fit on the site they can stay in a common area under the discretion of our on-site Manager.

2.3 – Prohibited Activities

- No Drinking and Driving (includes both motor vehicles and recreational vehicles).
- Illegal Drugs and Substances.
- Stealing /Theft.
- Use of fireworks (including tiki torches and paper lanterns) or firearms is strictly prohibited.
- No hunting on Mountain Aire property.
- Paintball guns, air-soft guns, slingshots, illegal knives, bow, and arrows are prohibited.
- Do not go to the bathroom outside, this is a public place! No dumping of septic or waste in the port-a-potty.
- No burning of garbage in your fire.

2.4– Removable Structures & Permit Application

Definition: Any removable structure that is set up on the campsite, this includes decks, patios, sheds, tents, gazebos, lean-to's, storage containers, additional enclosed trailers, quad trailers, etc.

- Permanent fixed structures of any kind at the campsites are prohibited.
- Each **removable structure must have a Removable Structure Permit – each structure must** have its own Permit
- Max Deck Size - Max Footprint is 8 x 16 and maximum 1' high off the ground
- Max Shed Size – Max Footprint 12 x 12
- The placement of the removable structures shall be in the least conspicuous place as possible. This will be considered on a case-by-case basis and approved through the Permit Application.
- No additional refrigerators and deep freezers outside of your RV
- Fences are not permitted to be built at the campsites.
- To submit a Permit Application please email info@mountain-aire.com or see the Office.

2.5 –Recommended Shed

- Shelter Logic Brand
- Color Grey
- Footprint 12 x 12
- All sheds must have a Removable Structure Permit to Mountain-Aire Management and they must be approved in writing prior to being installed.
- To submit a Permit Application please email info@mountain-aire.com or see the Office.

2.6 – Landscaping

- The "Renter" and their family or guests shall not damage or remove the lawn, shade trees, shrubbery, or other trees or plants anywhere on the property, including the campsite, without management's permission.
- Due to below-ground services, digging or placing of stakes is not permitted.
- Modifications to a campsite's landscape, i.e., walls, gravel or, trees, shrubs, etc., must be approved by Mountain Aire.

2.7 – Noise & Quiet Hours

- Quiet hours are between 11 pm – 7 am.

- Please respect your fellow neighbors and keep noise to a minimum. Noises and odors shall not impact other campers in the area.
- We reserve the right to ask for any noises to be discontinued at our request.
- Shall follow the Golden Rule – "Do unto others as you would have them do unto you."
- No loud music or bass is permitted. Music should only be able to be heard at your own campsite.

2.8– Generator Hours

- Generators can only be run between the hours of 8am – 10am & 5pm – 7pm
- Ensure that your generator is on your site and not near your neighbours
- Try to muffle the sound as much as possible and ensure you are being mindful and respectful to other guests.

2.9– Visitors / Unregistered Guests

- All guests that are staying at the site must be registered for Emergency Response Procedures.
- All unregistered guests and visitors are required to leave the park by 11 pm.

2.10 – Parking / Motor Vehicles Usage

- A maximum of two motor vehicles is allowed on each site at any one time.
- You can not park in other people's campsites unless you have permission from them.
- No vehicles shall obstruct any common road or gate.
- The Speed Limit is set to 20kmph, be mindful of children playing.

2.11 – Pet Rules

- Your pets must be attended to, kept on a leash, and restrained from barking at all times. Excessive barking will not be tolerated.
- Owners are responsible for cleaning up after their pet immediately. **Scoop your poop.**
- Only non-aggressive pets are permitted, and the campground reserves the right to refuse entry to large or aggressive dogs. All pets must have the necessary immunization and rabies shots.
- Pets are not permitted in the playground area.
- All dogs are subject to the Dog Owner's Liability Act of Alberta.

Section 3 – Fire Safety

3.1 – General Fire Safety Rules

- Firewood is not provided.
- Firewood can be purchased at an additional cost.
- Campfires must be controlled and remain in the designated firepits.
- Fires must be fully extinguished while unattended. Soak it, Stir it and Soak it Again. An extinguished fire should be cool to the touch.
- If you smoke, put it out. All the way, every time.
- Discard cigarettes and ashes in an un-burnable can filled with sand and never throw cigarettes on the ground.
- Keep campsite tidy and free of loose firewood and kindling or other flammable items.
- Store flammables (fuel containers) in a safe manner away from ignition sources.
- Do not burn garbage in your site firepit.
- The burning of animal waste is strictly prohibited.
- Do not move or relocate fire pits and rings.
- BBQs and propane fire pits are permitted – please ensure general safety precautions are taken, and propane bottles should be turned off when not in use.
- Do not remove trees or break branches off the trees to burn them in a fire.

3.2 – Fire Bans

- "Renters" must comply with provincial fire bans.
- Fire bans are subject to Provincial Authorities and at the discretion of Mountain Aire.
- Refer to AlbertaFireBans.ca for all information on current bans and advisories.

3.3 – Emergency Response

- To report a wildfire, call 310-FIRE toll free from anywhere in Alberta
- Each campsite must have a fire extinguisher on hand at all times that is charged and ready for use in the event of a fire situation. The fire extinguisher should be an ABC class, and 20-30lbs is recommended.

Section 4 – Services

4.1 – Power

- Summer Season Power
 - Power is available for use when you are at the campsite.
 - Power is limited to only your RV Fridge when the campsite is unoccupied for longer than 24 hours.
- Winter Season Power
 - Power will only be permitted for use at the campsite when it is occupied.
 - The electrical pedestal shall not be plugged into when the site is unoccupied for more than 24 hours, no exceptions.
- Mountain Aire reserves the right to unplug any pedestal or device under these listed circumstances and will be held harmless.
- Prohibited items include; electric heaters, additional external fridges, and deep freezes
- Leaving the power on is at your own risk.
- In a power loss event, Mountain Aire is not responsible for any damages or loss to your property and goods.

4.2 – Water

- The water is potable well water, however we recommend bringing your own drinking water
- The water services will be turned on during the summer season. However, this service is still dependent on weather and ground frost conditions
- Water services are not available during the winter season
- Do not use the water to wash your trailers, quads, vehicles, or temporary buildings

4.3– Sani-Dump Systems

- A Sani-dump station is located on the premises and can be used for all registered guests.
- No sewage be discharged on the ground at any time.
- Clean up after yourself – leave the services clean and free of debris and ready for the next person.
- The septic system may only be used for human waste, toilet paper, and typical wash water. Women's feminine products should not be disposed of in the Sani-dump.
- Chemicals and formaldehyde products are not to be disposed of in the Sani-dump.



4.4 – Garbage Policy

- Mountain will not accept or burn any garbage for campers.
- **Garbage in, garbage out. Take out whatever you bring in.**
- No open garbage, all bins at your campsite must have a lid.

4.5 – Road Maintenance

- Main loop roads and entrances will be maintained by Mountain Aire as required.
- During the winter season, the roads will be plowed at least once per month if required.
- Winter weather conditions will vary depending on Mother Nature, and we do not recommend visiting the site in the winter season unless you have the proper vehicle.
- Individual campsite road maintenance will be the responsibility of the "Renter." This includes snow removal and general site care.

Section 5 – ATV / OHV Usage

5.1 – General Usage

- All ATV/OHV usage is done so at the user/operator's risk.
- Mountain Aire is not responsible for any loss or damage to equipment.
- Do not chew up or wreck grassy areas on the Mountain Aire premises.
- Do not speed or drive recklessly throughout the property.
- Do not drop mud and debris around. If you do, please clean up after yourself
- Respect quiet hours with machine usage
- Helmets are recommended.
- All government riding trails must be adhered to, and you are responsible for knowing which areas are permitted for use.
- Trailers must be stored on your campsite and off the roadways.
- Please be environmentally responsible when fueling and daily maintenance.
- **Do not allow your kids to ride quads all over the campsite! They are not allowed to ride them to and from the park. ATV's are for riding to the trails only.**

5.2 – Wildfire Safety Tips

- ATV/OHVs have been known to start forest fires. It is the user/operator's responsibility to clean out any hot spots and remove debris from the machine.
- After riding through muskeg or tall grass, stop and remove any build-up from your machine.
- Carry a small shovel, collapsible pail, or fire extinguisher.
- Make sure your muffler and spark arrestor are working correctly.
- Check for Hot Spots – generally found in 4 areas on an OHV/ATV machine;
 - Exhaust and Muffler
 - Under the Seat
 - Wheel Wells
 - Engine and Manifold