



MOUNTAIN ~ AIRE

“FACILITY GUIDELINES”



Table of Contents

Section 1 – Terms of Agreement	3
1.1 – Definitions	3
1.2 – Termination and Notice	3
1.3 – Complaints	3
1.4 – Renewals	4
1.5 – Payments	4
1.6 – Taxes & Fees	4
1.7 – Sub-Renting	4
1.8 – Abandoned Goods	5
1.9 – Insurance	5
Section 2 – Site Rules	6
2.1 – Facility General Rules	6
2.2 – Campsite General Rules	6
2.3 – Prohibited Activities	6
2.4 – Removable Structures & Permit Application	7
2.5 – Temporary Shelter	7
2.6 – Recommended Shed	7
2.7 – Landscaping	8
2.8 – Noise & Quiet Hours	8
2.9 – Generator Hours	8
2.10 – Visitors / Unregistered Guests	9
2.11 – Parking / Motor Vehicles and Usage	9
2.12 – Pet Rules	9
2.13 – Allowable Color Guidelines	9
2.14 – Fences and Wood Stacks	9
Section 3 – Fire Safety	11
3.1 – General Fire Safety Rules	11
3.2 – Fire Bans	11



Facility Guidelines

3.3 – Emergency Response	11
Section 4 – Services	12
4.1 – Power	12
4.2 – Water	12
4.3 – Sani-Dump Systems	12
4.4 – Garbage Policy	13
4.5 – Road Maintenance	13
Section 5 – ATV / OHV Usage	14
5.1 – General Usage	14
5.2 – Trailers	14
5.3 – Wildfire Safety Tips	14



Section 1 – Terms of Agreement

1.1 – Definitions

"Renter" – The occupant of the campsite or accommodation under the rental contract via CampSpot

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

"Annual Camping Year" runs – May 1st to April 30th the following year

Camping "Summer Season"

The Summer Camping Season will run from May 1st – October 31st

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

Camping "Winter Season"

The Winter Camping Season will run from November 1st – April 30th

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

Does not include: Water, Unoccupied Power

1.2 – Termination and 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.

1.3 – 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.



1.4 – Renewals

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

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

1.5 – Payments

Annual Campsite Deposits

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

Full Payment

- Full payment is due before the use of all short-term rentals.
- Full payment is due before March 31st of the applicable calendar 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.

1.6 – 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.

1.7 – 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.



1.8 – 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.

1.9 – 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.

We recommend that each resident has proper insurance for their vehicles, equipment and ATV's. Riding on the trails requires proper registration and insurance. You may be stopped and asked to produce these papers.



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 a zero-tolerance policy regarding 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 and common areas can be used but are done so at your own risk.

2.2 – Campsite General Rules

- All sites shall be left clean and tidy when unoccupied. Mountain-Aire allows a shed (see 2.4) on the site to store your items, when you are not occupying your site please put your things away.
- 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 who would like to stay with long-term guests will be charged \$40.00 per night for additional RV's and tents. If they do not adequately fit on the site, they can stay in a common area under the discretion of our on-site Manager.
- No additional refrigerators and deep freezers outside of your RV.

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 Christmas lights or accent lighting to be plugged into 110V, SOLAR LIGHTS ONLY.
- No drilling, screwing, nailing, or damage to trees or natural habitat.



Facility Guidelines

- No hunting on Mountain-Aire property.
- Paintball guns, air-soft guns, slingshots, illegal knives, bows, 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. - To be clear any structure that is on your site other than your RV needs a permit.

- Permanent fixed structures of any kind at the campsites are prohibited.
- Each site is allowed; 1 Shed/Shelter, 1 Gazebo/Lean-to and 1 Deck.
- All structures must have a Removable Structure Permit Before Construction/Setup.
- Max Deck Size - Max Footprint is 8' x 16' (128 sq ft) and maximum 1' high off the ground
- Max Wood/Metal Shed Size – Max Footprint is 8'(w) x 14'(l) x 6'4"(h) - Must be built on a towable skid with a floor.
- Max Canvas/Fabric Shelter - Max Footprint is 12' x 12' (see section 2.6).
- Max Gazebo/Lean-to Size - Max Footprint is 12' x 12'.
- The placement of the removable structures shall be in the least conspicuous place possible. This will be considered on a case-by-case basis and approved through the Permit Application.
- Additional wood sheds are not permitted. Store your wood in your existing shed or stack outside.
- To submit a Permit Application, please email info@mountain-aire.com or see the Office.
- CARGO TRAILERS ARE NOT PERMITTED – unless they are approved as your shed and have an approved permit under the discretion of Mountain-Aire management. Max Size 16' box length.
- Mountain Aire reserves the right to have any unpermitted structure removed.

2.5 – Temporary Shelter/Tents

- Pop-Up Shelters are permitted for use while occupying the site but must be taken down and put away when not there.
- Each site is allowed one tent while the site is occupied. When the site is not occupied, the tent must be put away and stored in your shed. Additional tents for extra guests are allowed at \$40/night.
- Tarps are permitted for use while the site is occupied. When the site is not occupied, the tarps must be put away. Do not damage the trees when using the tarps.
- All temporary shelters, pop-ups, gazebos, and tarps must meet the allowable color guidelines (see section 2.13).



2.6 – Recommended Canvas/Fabric Shelter

- Shelter Logic Brand (recommended)
- Color (see 2.13)
- Footprint 12 x 12 (144 sq/ft).
- 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.

2.7 – 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 stakes is not permitted.
- Modifications to a campsite's landscape, i.e., walls, gravel or trees, shrubs, etc., must be approved by Mountain-Aire.
- Do not harm the trees or natural habitat whatsoever.

2.8 – 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 campsite.

2.9 – Generator Hours

- Generators can only be run between the hours of 8 am – 7 pm
- 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 mindful and respectful to other guests.
- Generators must meet specific sound requirements of less than 60 decibels. If your generator is too loud using a decimeter you will be asked to remove it from the site



Facility Guidelines

- Generators must be located on a non-combustible surface safe from fire hazards.
- Please prevent all spills or contaminants from the generator – do not harm the natural area
- Consider getting solar panels or a battery bank to manage your power needs.

2.10 – 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.

2.11 – Parking / Motor Vehicles and Usage

- A maximum of two motor vehicles is allowed on each site at any one time if space permits.
- Extra parking space is available in limited spots throughout the resort for short-term.
- 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.
- Permission is required to leave vehicles or trailers long-term.

2.12 – 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.

2.13 – Allowable Color Guidelines

- This color guideline applies to tarps, pop-up tents, sheds, rugs, decks, cargo trailers, etc.
- This color guideline includes all existing or previously used tarps and colors.
- No rainbow, neon, or bright colors.
- Colors must be complimentary of the natural environment – beige, brown, camo, forest green, grey.
- If you are not sure about the acceptable colors, please talk to management or send an email to info@mountain-aire.com
- White is an acceptable color for temporary pop-up tents.



2.14 – Fences and Wood Stacks

- Fences are not permitted to be built at the campsites.
- The only permitted type of fence is firewood stacks, and all firewood stacks must be;
 - 4' maximum height
 - 2' maximum width
 - 40' maximum linear combined total length
 - Firewood stacks can be tarped, but all tarps must meet the allowable color guidelines set out in section 2.13

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 fire pits.
- 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 unburnable can filled with sand and never throw cigarettes on the ground.
- Keep the 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 an updated 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 minimum 10 lbs, however 20lbs 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 be shut off and will only be permitted for use at the campsite when it is occupied. See the manager to have power turned on while using the site.
 - 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.
- Mountain-Aire is not responsible for any damages or loss to your property and goods in a power loss event.
- E-vehicles are not permitted without permission and agreed charge rate.

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. May 31 is the targeted date for water to be turned on pending weather conditions.
- Do not use the water to wash your trailers, quads, vehicles, or temporary buildings.
- The water supply valve is only to be on when occupying the site.
- When not occupying the site, your water valve should be closed. Management reserves the right to shut off valves at unattended sites without notice.
- Mountain-Aire is not responsible for any damages or loss to your property and goods in a water outage event. If the power is out, the water will also be out.
- We reserve the right to turn the water on and off when needed, and we will blow out or flush the lines as needed.
- Winterization will be done at the necessary time, dependent on weather conditions.



4.3 – Sani-Dump Systems

- A Sani-dump station is located on the premises and can be used for all registered guests.
- No sewage is to 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.
- Winter weather conditions will vary depending on Mother Nature, and we recommend a 4x4 vehicle when visiting the site in the winter season.
- 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.
- ATV/OHV's must be stored on your campsite and off the roadways and in an orderly manner. Do not park your ATV/OHV in the bushes.
- 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 around the park. ATVs are for riding to and from point A to B.
- Loud music is not permitted as per 2.8.

5.2 – Trailers

- Trailers must be stored on your campsite and off the roadways and in an orderly manner.
- Do not park your trailer in the bushes.
- No trailer can be stored long term on your campsite without a permit.
- Cargo trailers are not permitted to be stored on your campsite without a permit see 2.4.
- If your trailer does not fit on your site, you should not have it at Mountain-Aire.
- Be respectful of other residents' space and boundaries.

5.3 – Wildfire Safety Tips

- ATV/OHVs have been known to start forest fires. The user/operator's responsibility is 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 on your machine.