

RENTAL TERMS & CONDITIONS

A **TRAILER (RV)** when first placed on a seasonally rented site must be **NEW, not more than 5 years old** (based on availability of sites) & registered in the name of the person bringing it into Cedar Cove. Tents, converted buses and truck campers are not to be placed on seasonally-rented sites. An RV must be maintained in excellent condition. An RV with no rust, water leaks, wood rot, exterior damage, or defective plumbing, appliances and fixtures is considered well maintained.

- All seasonal guests at Cedar Cove **MUST** have a permanent address outside of the Resort.
- All trailers in the Resort must be registered in the name of the guest leasing the site.
- Users of Resort facilities and equipment agree to **HOLD HARMLESS** the Owners & Staff of Cedar Cove for injury of any kind resulting from the use of the grounds or facilities of the Resort OR for loss or damage of personal property brought into the Resort or docked at a Resort dock.
- Guests are responsible for **INSURANCE** for their own possessions. Cedar Cove is Part of Lot 20, Concession X (Darling) **Township of Lanark Highlands**, The nearest fire station is 17 km from Cedar Cove Resort.
- Rental **TERMS & CONDITIONS** are listed in this brochure and in Resort Registration Forms, including the **License of Occupation** form. At least one of the Principal Occupants of a Site must be present when visitors or other family members are using the site.
- **TAXES & other charges** imposed by governments or utility companies are added to accounts even if a charge is announced after initial registration.
- Seasonal fees may be paid by **E-TRANSFER, CHEQUE, CASH, PRE-AUTHORIZED DEBIT OR INTERAC** without surcharge. Other charges may be paid by E-transfer, Cash, Interac, Visa, or MasterCard.
- **WEEKLY & DAILY RATES** apply when a site/dock slip is rented for less than a full season.
- **SITE LANDSCAPING** is encouraged. Top-soil, sod, gravel & patio Stones may be purchased from Cedar Cove. **Absolutely no digging**
- **LOUD NOISE** is not permitted anytime. **QUIET HOURS** are from 11pm (Midnight on Saturdays) to 9am (10am on Sundays).
- **CURFEW:** All guests must be on a site at the prescribed time. Youths under the age of 19 & other persons who are not the Principal Occupants of a site are to be under the direct supervision of the Principal Occupants between the hours 11pm (midnight on Saturday) and 7am.
- **NO PERSON IS TO SELL, RENT OR OFFER TO SELL OR RENT** any goods or services including RVs & boats parked on Resort property or docked at a Resort dock unless Cedar Cove Resort is the sales agent (Commission fee applicable) or has given the vendor permission to do so.
- Open alcohol and Cannabis are **NOT permitted** off your site.

CEDAR COVE ANNUAL EVENTS-2021

During Peak Season
(end of June – Labour Day Monday)

In House "Family Bingo" – Saturdays
Bass Derby
Kids Fishing Derby & Super Hero Day
"Canada Day" & Fireworks
Flea Market & Wild West Weekend
Fear Factor
Pirate Days

Long Weekend Luau
Psychedelic 60's

Annual Corn Roast & Cedar Cove Idol
Halloween at Cedar Cove

Long Weekends: July, August and September

Seasonal Guest Bocce Ball Tournaments
Seasonal Guest Golf Tourney

*All are subject to change – check web site

WHEEL CHAIR ACCESSIBILITY

The Lakeside Grill, Reception & main floor
washrooms.
Store & Swimming pool.

CEDAR COVE SWIMMING POOL

From June – September

The pool is usually open 10am – 8 pm. Adult swim sessions are from 12pm – 1pm & 5pm – 6pm, 7 days a week. Children under 12 must be accompanied by and adult.

****Pool not lifeguarded****

Reserve swim times at the store

PARK AMENITIES

Groceries, Newspapers, Ice & Firewood
Security Gates & Video surveillance
Sandy Beach and Volley Ball Court
Heated In-Ground Salt Water Swimming Pool
Showers & Laundry facilities
Garbage & compost facilities
Outdoor Pavilion, Imagination Station
Gasoline & Propane
Gas Pumps, Boat Launch
Worms & Tackle
Fire Permits
Pet Friendly

recreation activities for the kids in Peak Season

Store and The Lakeside Grill

Store open 7 days a week in Peak Season

The Lakeside Grill is closed Tuesdays and Wednesdays

www.thelakesidegrill.ca



**"Your Valley Vacation Village"
On Beautiful White Lake**

100 Cedar Cove Road

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INFORMATION AND RATES

LONG TERM

RENTAL SITES & DOCKS

282 Full Service Seasonal Sites

8 Full Service and Pull-Thru Tourist Sites

138 Dock Slips

Licensed Restaurant and Patio

Two Volleyball Courts – Basketball Court

Ball Diamond – Gaga Ball Pit

Nine children's Play Greens

Children's Imagination Station

Lakeside Walking Trail

Forest Walking Trail

Dog Park and Dog Beach

April 19, 2021: This Brochure
replaces all previous
Rate Brochures issued by C.C.R.

BASIC SEASONAL SITE FEES

Seasonal Site Fees Start at \$3090 + HST

- a. Site Fee includes use of assigned site during or all for the season beginning **May 1st & ending September 30th** by a registered group of 1 or 2 persons over the age of 19 (The **Principal Occupants**, who are usually the parents of the family) & up to **4 Grandparents** and up to **4 children** occupying one approved trailer, plus an authorized shed, deck, screen porch & picnic table. **At least one Principal Occupant must be present when the site is being used. All guests and eligible family members must be registered prior to their visit.**
- b. Site Fee includes Storage of the trailer during the off season (October 1st- May 1st). **No vehicle access after November 1st. Guests are permitted to walk in and check on the site. The site is not to be used for any purpose other than check ins from November 1st-May 1st. No Overnight visits during off season. No pets are permitted in the park during the off season.**
- c. Placement by guest of an authorized shed & deck on assigned site. (second refrigerators must be placed in a shed)
- d. Water, metered electrical (usually 30 amperes) & sewage services to the site.
- e. Fixed roof screen porches or Florida rooms **MUST** be purchased from Cedar Cove. They are allowed on most but not all seasonal sites.
- f. Parking of TWO cars on the site, where possible. Parking for an additional car elsewhere in the Resort when two vehicles do not fit on the site with approval from Cedar Cove Resort.
- g. Cedar Cove Resort reserves the right of reasonable access to sites.
- h. A deposit of \$5.00 per key fob allows access the park for each principal occupant (maximum of two) A \$5.00 deposit is required from all eligible family members (that drive) per key fob, to gain entry into the park. This is a refundable deposit. All other visitors subject to charges. **Key fobs activated May 1 – deactivated November 1.** (principal occupants only) All other key fob holders, will have the **Key fob activated per visit and for the duration of their stay.**

SEASONAL SITE RENEWAL

All seasonal sites must be renewed, in person, prior to Labour Day each year, with appropriate payment. A late registration fee of \$50.00 will apply. Notice of non-renewal must be made prior to Labour Day & all personal property must be removed from the Resort & site restored by September 30th. **Subject to auto renewal if no notice of termination is given.**

SECURITY DEPOSIT

A deposit of \$750.00 is due when a seasonal site is first rented. This deposit is refunded when the site is vacated if the site is left clean and all fees have been paid.

PAYMENT OPTIONS & DISCOUNTS

ADVANCE PAYMENT OPTION:

Pay a minimum of 1/3 of the Seasonal fees, at the time of registration, Pay the balance by 2 post-dated cheques, dated January 1st and April 30th. No discount offered with this payment method.

MONTHLY PAYMENT METHOD OPTION:

Make 12 payments by Pre-Authorized Debits (PAD) directly from your bank account. Pre-authorized payments start October 20th and finish September 20th. No discount offered with this payment method.

EARLY FULL PAYMENT:

Early payment discount based on the date full payment is made. Discounts begin May 1st of each calendar year. Must be paid with cheque, interac, cash or E-transfer.

CANCELLATION POLICY

SITES/DOCK SLIPS left vacant (no RV/boat on the site/dock slip) for 21 days OR where payments are more than 60 days in arrears are deemed to be cancelled unless other arrangements are agreed to in advance.

SITES: \$600 – PLUS 1% per day of full season site fee.

Docks: \$50 – plus 1% per day of full season dock fee.

LATE PAYMENT FEES

- a. Any payment not honored by the bank: \$50
- b. Late registration Fee: \$50
- c. Late payment charges
3% of amount owing on the day after amount becomes due and on the 1st of each month after. Key fobs will be de-programmed after 60 days.

CEDAR COVE RESORT

Is the Exclusive Provider of:

1. All hard/soft patio enclosures and florida rooms
2. All wood framed sheds
3. All new trailers unless authorized by Cedar Cove Resort
4. Decks.

OTHER FEES

- Electricity: (market price)
- Meter Reading charge \$5
- reading at end of June, beginning September
- Use of resort equipment to move RV's
- with one operator: \$99/hr
- Work by staff:+ supplies – ½ hour min: \$55/ppl/hr
- Load of gravel/top soil: \$55
- Winterizing RV toilet \$108
- Winterizing flush toilet \$121
- Winterization two toilets/outside kitchens \$151

Other fees continued.....

- Firewood tote \$150/each
- Sewer connection/per outlet \$85/each
- **Off season storage on site:**
- Boat Storage on site \$125/season
- Golf carts off site quote
- **Summer season dock slips:**
- Canoe/Kayak rack: \$50/season
- Single slip: \$660/season
- Double slip: \$560/season
- Outside slip: \$480/season
- **Summer storage in storage areas:**
- Boat or utility trailer etc.: \$55/season
- Refundable key fob deposit: \$5/each
- Patio stone: 24 x 24 \$13.50/each
- Patio stone: 18 x 18 \$9/each
- Concrete block: \$7/each
- Deck block: \$10/each

TAX NOT INCLUDED

- **Overnight & Day visitors & extra persons:**
- A Registered Principal Occupant MUST BE present.**
- Persons under 18: \$7/day - \$10/night - \$50/wk
- Persons under 18: \$100 season
- Persons over 18: \$10/day - \$12/night - \$60/wk
- Persons over 18: \$150/season
- 4 person group pass: \$250/season
- Children under the age of 5 FREE
- **Coupon books available to Seasonal Guests Only**
- Limited 6 hour visitor pass: Book of 10 coupons \$40
- Overnight pass: Book of 5 coupons \$40
- Family day pass: Book of 5 coupons \$150

Day is considered from 9am – **TO OFFICE CLOSING HOURS**

Overnight – **check out time 12pm**

Additional charges for visitors are only applied from May long Weekend until Thanksgiving weekend. All other times there are No additional charges. **TAX NOT INCLUDED**

SEASONAL DOCK SLIPS

- All boats must be removed from the docks by September 30th
- Boats and canoes are not to be left on the shore or taken into swimming area.
- Docks are for the use of dock slip renters. Swimming, water skiing, etc. is not permitted near dock slips. Fishing is only permitted from the X & Y docks
- Docking fees include fees for launching and retrieving.
- Boats, including canoes and kayaks, & boat or box trailers are **NOT** to be left on or near sites between June 1st & Labour day. Any boat/trailer left on site after June 1st, will be removed at owners risk and expense and storage charges will be applied.