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## INFORMATION AND RATES

# LONG TERM RENTAL SITES

## & DOCKS

### DIRECTIONS TO CEDAR COVE

From OTTAWA take the Queensway/Highway 417 west to Pakenham turn off Exit 169. Turn left on County Road 20, cross stone bridge & turn left again. Turn right at Francis Fuel. Follow signs to Cedar Cove.

From RENFREW & ARNPRIOR take County roads to White Lake Village. Follow signs to Cedar Cove.

From TORONTO, KINGSTON, SMITHS FALLS & CARLETON PLACE take Highway 401, Highway 15 & County Road 29 to Pakenham. Turn left at Francis Fuel. Follow signs to Cedar Cove.

DO NOT USE CALIFORNIA ROAD AS ACCESS TO CEDAR COVE

Arnprior	- 30 km	Pakenham	- 27 km
Renfrew	- 34 km	Ottawa (center)-	75 km
Montreal	- 270 km	Kingston	- 165 km
Toronto	- 430 km	Carleton Place	- 50 km

February 10, 2019: This brochure replaces all previous rate brochures issued by C.C.R

## CEDAR COVE RESORT

“Your Valley Vacation Village”

**On Beautiful White Lake**

264 Full Service Seasonal Trailer Sites  
8 Full Service and Pull-Thru Tourist Sites

Rental Cottages & RV's

138 Dock Slips

Licensed Dining Lounge

Two Volleyball Courts - Basketball Court

Ball Diamond – Gaga Ball Pit

Nine children's Play Greens

Children's Imagination Station

Child Friendly Sandy Beach

Lakeside Walking Trail

Forest Walking Trail

## CEDAR COVE ANNUAL EVENTS-

**During Peak Season (End of June – Labour Day Monday):**

In House "Family Bingo" – Saturdays

Bass Derby

“Canada Day” & Fireworks

Kid's Fish Derby & Super Hero Day

Seasonal Guest Golf Tourney

Flea Market & Wild West Weekend

Fear Factor

Long Weekend Luau & Swim across the Bay

Psychedelic 60's & Seasonal Guest Volleyball Tournament

Pirate Days

Annual Corn Roast & Cedar Cove Idol

Halloween at Cedar Cove

**Long Weekends: July, August and September**

Bocce Ball Tournaments on long weekends.

*All are Subject to change – check web site for dates*

## CEDAR COVE SWIMMING POOL

From June 1 – Labour Day Monday

The swimming pool is usually open from 10:00am to 8pm. Adult-only swim periods are from 12 noon to 1pm & 5pm to 6pm 7 days a week. A

lifeguard is on duty during most afternoon swim periods.

Children **under 12** must be accompanied by an adult

## PARK AMENITIES:

Groceries, Newspapers, Ice & Firewood  
Security Gates

Heated In ground Salt Water Swimming Pool  
Showers and Laundry Facilities

Garbage, Recycling, & Compost Facilities  
Outdoor Pavilion

Gasoline, Oil, & Propane

Boat Launch

Worms and Tackle

Fire Permits

Pet Friendly

Daily Rec 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

## 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 8 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 **CHEQUE, CASH, PRE-AUTHORIZED DEBIT OR INTERAC** without surcharge. Other charges may be paid by 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.
- 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 (8% Commission fee applicable) or has given the vendor permission to do so.
- Open alcohol and Cannabis are **not permitted** off your site..

## BASIC SEASONAL SITE FEES

Seasonal Site Fees Start at \$2,940.00 + HST

Or about \$245.00/month if paid by 12 Pre-Authorized Debits (PADs) starting October 20<sup>th</sup>.

## THE BASIC FEE INCLUDES

- a. Use of assigned site during part or all of the season beginning *May 1<sup>st</sup> & ending September 30<sup>th</sup>* by a registered group of 1 or 2 persons over age 19 (The **Principal Occupants**, who are usually the parents of a family) & 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 site is being used. All guests and eligible family members must be registered prior to visit.**
- b. Storage & occasional use of the site during part or all of the off-season between *Oct. 1<sup>st</sup> & Nov. 1<sup>st</sup>* of the trailer, plus an authorized shed, deck, screen porch & picnic table. All other items stored, on sites, during off-season are subject to predetermined storage fees.
- 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.
- g. Cedar Cove reserves the right of **reasonable** access to sites.
- h. **CEDAR COVE RESORT IS A GATED FACILITY.** A deposit of \$5.00 per key fob allows access to the Park for each principal occupant (maximum of 2). 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<sup>st</sup> – de-activated Nov 1<sup>st</sup>.

## 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 Sept. 30<sup>th</sup>.

## SECURITY DEPOSIT

A deposit of \$750 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

### A. ADVANCE PAYMENT OPTION:

Pay a minimum of 1/3 or \$700 (whichever is greater) of the seasonal fees, at the time of registration. Pay the balance by 2 post-dated cheques dated January 1<sup>st</sup> and April 30<sup>th</sup>. No discount offered with this payment method.

### B. MONTHLY PAYMENT OPTION:

Make 12 payments by "Pre-Authorized Debits" (PAD) directly from your bank account. Pre-authorized payments start October 20<sup>th</sup> and finish September 20<sup>th</sup>. No discount available on this payment method.

### C. EARLY FULL PAYMENT:

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

## 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 Bank:** \$ 50
- b. **Late Registration Fee** \$ 50
- c. **Late payment charges:**  
Greater of \$3 or 3% of amount owing on the day after an amount becomes due and on 1<sup>st</sup> of each month thereafter.

## CEDAR COVE RESORT

Is the Exclusive Provider of:

1. All Hard/Soft Top Patio Enclosures and Florida Rooms
2. All wood framed sheds.
3. All new trailers unless authorized by Cedar Cove Resort.
4. All Northlander trailers.

## OTHER FEES

- a. Electricity: \$0.30/kWh  
Meter Reading charge \$5.00  
Meters are read end of June, beginning September.
- b. Use of Resort equipment to move RV's:  
. with one operator: \$ 78/hr  
. with one operator & assistant: \$ 124/hr
- c. Work by Resort staff:  
+ supplies – 1/2 hour min. \$55.00/person/hr

Other fees continued.....

- d. Charge for load of gravel/dirt \$50

- e. Winterizing RVs in sequence: \$ 98
- f. Winterizing trailers with (flush Toilets) \$ 108
- g. Winterizing Trailers with Two toilets/Outside Kitchens \$ 138
- h. Off-Season Storage on a Site:
  - . Canoe or kayak: \$ 46/season
  - . Boat not on trailer under 17': \$ 65/season
  - . Boat under 17' on a trailer: \$ 125/season
  - . Boat over 17' on a trailer: \$ 150/season
  - . Golf Carts on site \$ 98/season
  - . Golf Cart off site Quote
- i. Summer season dock slip:
  - . Canoe/kayak rack: \$ 50/season
  - . Single Slip \$ 629/season
  - . Double Slip \$ 529/season
  - . Outside Slip \$ 449/season
  - . Inside Slip \$ 529/season
- j. Summer storage in storage areas:
  - . Boat or utility trailer etc. \$ 55/season
- k. Refundable Key Fob Deposit \$5.00/Each
- l. patio stones \$ 10.00/Each
- m. concrete blocks \$ 7.00/Each
- n. **Overnight & Day Visitors & Extra Persons:**  
A Registered Principal Occupant **MUST BE** present.
  - . persons under 18: \$ 7 day \$10/night \$50/week
  - . persons under 18: \$100 season
  - . persons age 18 or older: \$10/day \$12/night \$60/week
  - . persons age 18 or older: \$150 season
  - . 4 person group pass: \$250 Season
  - . \*CHILDREN UNDER THE AGE OF 5 ARE FREE\*

### Coupon Books Available:

Available to be purchased by Seasonal Guests only.

- o. Limited 6 hour Visitor Pass Book of 10 (ten) coupons \$40.00
- p. Overnight pass Book of 5 (five) coupons \$40.00
- q. Family day pass Book of 5 (five) coupons \$150.00

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 Thanks Giving weekend, all other times there are no additional charges.

**Taxes not included**

## SEASONAL DOCK SLIPS

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