

STEPHENFIELD LAKE RESORT INC.

SEASONAL SITE RULES & REGULATIONS

(revised June 8, 2023) *Rules are subject to change without prior notification*

We appreciate your patronage and shall try in every friendly, reasonable way to make your stay at Stephenfield Lake Resort both pleasant and comfortable.

This property is privately owned and the management makes and enforces the rules and regulations. Our rules and regulations were written for your general welfare, safety and enjoyment, to ensure a pleasant living environment.

The Management and staff at the Stephenfield Lake Resort will administer our rules fairly to all Residents to assure that a few thoughtless people do not disturb your summer home. A list of committees along with contacts will be posted on the bulletin board so all campers can approach the appropriate people for approval of building permits, tree removal, maintenance items etc.

As used in these rules, the term "Management" designates the owner or manager or other agent of the owner; the term "Resident" shall be used to mean and include the persons leasing the space from the park, their families and guests where applicable.

Check in - Check out

Check in is allowed on April 15th (weather permitting) and any time thereafter. Check out is October 14th; for anyone not renewing their site rental, they must have all their property removed by October 14th and the site left in acceptable condition for the next renter to move in.

Management Responsibilities:

*To enforce the Standards of Stephenfield Lake Resort and help all residents understand the importance of observing these Standards.

*To provide safe, comfortable living conditions to all Residents in Stephenfield Lake Resort.

*To give service.

*To assure you of accessibility to Management.

*To listen and respond to Residents' needs and wants in a timely and direct manner.

*To have cheerful employees who care about your needs and are eager to give assistance whenever needed

*To provide security for the well being of our Resort and its Residents.

*To be honest, forthright and direct in all communications with Residents.

*To follow the GOLDEN RULE in treating all our Residents fairly and to give the respect you all deserve.

Residents Responsibilities:

*To know, understand and observe the Standards of Stephenfield Lake Resort as listed and to apply the GOLDEN RULE to the fullest degree, which will insure every resident of a comfortable, happy and carefree "home-away-from-home."

*To enjoy and protect your facilities and to inform the SLR Board of any infraction of the Rules & Regulations.

*To have a good and safe stay and to enjoy all Stephenfield Lake Resort has to offer.

*To bring to Managements' attention any concerns or questions.

Stephenfield Lake Resort is a Family Recreational Vehicle Resort designed for the enjoyment of those who wish to maintain healthy and active minds and bodies; where Residents are renting an atmosphere and a way of life as much as physical property. These extensive facilities and activities are possible only in a park of high density occupancy. In order to maintain the desired high quality of life, certain Rules & Regulations have been adopted. Stephenfield Lake Resort wants to maintain a neat and orderly appearance and operate a park which allows each resident the maximum freedom possible without interfering with the rights and enjoyment of others.

The following Rules & Regulations are established as a condition of occupancy.

When in doubt about specific Rules please, ask the appropriate SLR Board Committee before you do any modifications to your site or anything that you're not sure follows the rules, as the « do and ask forgiveness later » mentality will not be accepted and will result in infraction notices that may also include replacing trees or paying for SLR costs related to replacing items. You will also be asked to take down or remove buildings that were not authorized. So please follow the Rules & Regulations and always consider your neighbours.

Rental Policy: The rent allows 6 months residency weather permitting (April 15 - October 15) on site and 6 months storage ending April 14. Rent is renewable every year and in order to secure your site for the following season a **\$500 non refundable deposit shall be payable by October 15th and the balance of the rent along with GST shall be payable by March 31st prior to the start of the camping season.** . Rent forwarded by mail shall be deemed unpaid until it is received by management. Residents shall pay, in addition to the rent, all transactions, privilege, sales, municipal or similar taxes applicable to rent. If a camper is not removed by April 14 in an unrenewed site, it will be removed by management at the owner's expense.

Late Charges: In addition to all other rights and remedies of management and without prejudice to management's right to terminate agreement for non payment of rent, deposit, municipal taxes, etc. **If payment for rent is not received for the upcoming Camping Season by March 31st, the Management/Board of Directors will terminate the agreement and the camper forfeits the site.** If late payment is accepted there will be a 10% penalty added on to the fee.

Refunds: Refunds will be given to Residents only for certain Medical or Emergency reasons. Rent will be prorated using the current Annual Rate in effect at the time of failing to complete the term. Refund will require written proof of EMERGENCY or DOCTOR'S NOTICE OF ILLNESS BY THE OFFICE. Management may offset costs and charges against any refunds due to the Resident. Each rental term is a separate transaction. Any additional rental or extension will be at the current rental rates posted for that amount of additional time.

Children/Visitors: All sites will be registered only to persons 18 years of age and older. **The registered occupant assumes all responsibility for behavior and/or damages caused by family members or their guests at their site. The Stephenfield Lake Resort has an 11 pm curfew for all children under the age of 18 years.** No loitering, no bike riding. They must be at a designated campsite under adult supervision. Frequent violators of this rule will be banned from the park. Residents are responsible for their children's behavior or any children left in their care. Uncontrolled, destructive children will not be tolerated by the Management and could lead to a banning from the park or eviction. **Stephenfield Lake Resort does not permit the consumption of alcohol by any person under the age of 18 years. The registered occupant assumes all responsibility of such acts and consequences thereof.**

Street Safety: **The speed limit throughout the park is 15 km/h, with many one-way streets.** These rules apply to all vehicles. Remember this park is full of children. Please observe all Stop Signs and one-way streets. In a family park such as Stephenfield Lake Resort, caution is imperative to assure a maximum consideration for all persons, whether driving or walking. Stop signs are not displayed to slow traffic - they are meant to STOP traffic. Both motorists and bicyclists are expected to use caution and observe Provincial regulations. NO JOY RIDING IN THE PARK AT ANYTIME.

Bicycles: Stephenfield Lake Resort encourages the use of bikes for fun and exercise. All bike riders must use caution and care when riding. Parents make sure you children are aware of the danger of blind intersections. Bike riders, as well as auto drivers, must yield right of way to pedestrians.

Dirt Bikes: Dirt bikes and/or ATV's must never be driven or started in the park. They must be walked in and walked out of the park. Dirt bikes and ATV's once started must be driven away from the park. No joy riding in the ditch or service road in front of the park. If rules regarding dirt bikes and ATV's are not adhered to, they will be banned from the park. The Resort may use ATV's for business operations.

Scooters & Motorcycles: All units must be licensed and insured and no one without a valid driver's license is allowed to drive within the park. No joyriding allowed in the park.

Electric Golf Carts: After much thought, reflection and discussion, the SLR Board has decided to allow golf carts into the SLR park, on a trial bases. However, the carts must be electric and modified to include lights and must only be driven by people with valid drivers' licenses. If hydro costs increase, a surcharge may be requested.

Pets: Pets are welcome. **Dogs must be on a leash at all times.** Owners will walk their dogs on the outside of the camping area, and clean up after them. **Owners must pick up droppings left by their pets.** No pets allowed in any campground buildings. Barking dogs or dogs for which complaints are received, will be dealt with promptly. Failure to comply may lead to eviction.

Gazebos and Other Additions: Only one gazebo, one storage shed, one wood box or wood shelter and one cook shelter or outdoor kitchen are allowed per site, always depending on the size of each site – some sites may not accommodate all these structures or may only accommodate structures smaller than the maximum size allowed. **NO BUILDINGS BUILT OR ERECTED ON SLR PROPERTY ARE PERMITTED TO HAVE A SECOND FLOOR/LOFT INTENDED FOR LIVING OR SLEEPING QUARTERS.**

Approval must be obtained before starting any construction of decks, gazebos, sheds etc. - A written *request* to Management/appropriate committee must be made prior to starting any construction or exterior modifications. Building permits will be the responsibility of the Resident as well as any increase in municipal taxes incurred due to site construction. Any trees that have to be cut down in order to make room for additions or sheds must be approved by management. Fences, poured concrete pads or fireplaces and planted trees become part of the property of the resort after the Resident leaves the site. If gazebos, storage sheds or decks have to be removed off the site, it must be done without the removal of any trees, bush or damage to the site of any kind. **Power tools and hammering will only be allowed from 9:00 am to 5:30 pm Monday - Fridays in the months of July, and August with the exception of Mondays of a long weekend.**

***Absolutely no swimming pools will be allowed on the campground property.**

****Please note outbuildings must be at **least 10 feet apart**, as per the municipal building by-laws.**

***** Absolutely no electric heaters or air conditioners are allowed in any out building in the camping sites, with no **exceptions**.**

Details:

Gazebo's – 12' X 14' Maximum Dimension

NOTE: Before a Gazebo is constructed or a Gazebo Kit is assembled on SLR Property, approval from the SLR Building & Tree Committee must be obtained and, for construction of Gazebos, a Permit from the RM of Dufferin must be obtained!

Storage Shed's – 10' X 12' Maximum Dimension **NO EXCEPTIONS.**

NOTE: Before a Shed is constructed or a Shed Kit is assembled, approval from the SLR Building & Tree Committee must be obtained! (No RM Permit is required)

Covered Wood Box's – 4' X 8' Maximum Dimension

NOTE: Before a Wood Box is constructed, approval from the SLR Building & Tree Committee must be obtained! (No RM Permit is required)

Cook Shelter or Outdoor Kitchen – 5' X 8' Maximum Dimension.

NOTE: Before a Cook Shelter or Outdoor Kitchen is constructed, approval from the SLR Building & Tree Committee must be obtained! (No RM Permit is required)

Fences – 6' Tall Maximum Dimension

NOTE: Before a Fence is constructed, approval from the SLR Building & Tree Committee must be obtained! (No RM Permit is Required)

Deck's – 10' out from side of Trailer & equal to the length of Trailer Maximum Dimension

NOTE: Before a Deck is constructed, approval from the SLR Building & Tree Committee & a Permit from the RM of Dufferin may be required.

Concrete or Paving Stones – No restriction on dimension!

NOTE: Before concrete forms are constructed or concrete is poured or paving stones are laid on SLP Property, approval from the SLR Building & Tree Committee must be obtained! (No RM Permit is required)

Disclaimer: All SLR tenant's constructing any of the above structures on SLR property is responsible for obtaining all required RM Permits & for meeting all building & electrical codes for such structures. Failure to meet these Building & Electrical codes could result in the tenant incurring fines or penalties from the RM upon final inspection. Should SLR receive any fines or penalties or other charges from the RM for anything built by a tenant on SLR's property, these fines or penalties (with a 10% handling fee) will be passed on to the Tenant responsible. If for any reason a tenant of SLR fails or refuses to pay SLR for any such fines or penalties received from the RM, the tenant could be putting his/her's SLR lease renewal for the following camping season in Jeopardy!

Low Noise Level: Please remember the proximity of your neighbours. Blaring radios, television sets, wind chimes and mosquito zappers can be annoying. High level of noises, emanating from people, radios and pets which complaints are received will be dealt with promptly. No Excessive Noise Between The Hours of 11 pm and 8 am. **After 11 pm please lower radios and keep voices down. The use of any power equipment including power tools, mowers or chainsaws will not be permitted on Sundays during the whole camping season.**

Fireworks: Due to regulations and liabilities arising out of the setting off of fireworks, **all fireworks are prohibited from the campground.**

Block Parties: Block parties are allowed and in fact encouraged as long as the noise by-laws are adhered to and they do not block off a main road. We need to leave the main roads open in case of emergencies.

Picnic Tables: Only one campground picnic table per site.

Septic Tanks: Residents must be careful of items flushed into the septic system, ie. Sanitary Napkins, Diapers, etc. Should your tank require pumping please leave a message at the maintenance shed 828-3555.

Commercialism: Residents will be provided a park free of soliciting and other commercial advertising. Please notify management if solicitors are in the park and Management will inform them of this policy. Commercial sales representatives will not be permitted to set up public demonstrations of commercial products without specific Management authorization.

Personal Injury & Property: Stephenfield Lake Resort Inc. and the Management shall not be liable for injury to persons, including Residents and their guests or invitees or licensees, or for property damage due to fire, theft, or accident. Residents must determine to what extent insurance is required to protect themselves and their guests against such a loss.

Site Improvement & Trailer Sales

SLR is no longer accepting names to be placed on a waiting list for site occupancy. All tenants with intentions of selling their site improvements are being encouraged to place a notice on SLR's bulletin Board.

WARNING: Prior to any deals being made with an outside party to purchase your site improvements, a "request form" must be filled out to advise the committee of your intent to sell your site improvements. (This form can be obtained from a Site Improvement & Trailer Sales Committee member.) Any deals or sales of your site improvements or trailer made prior to receiving approval from the committee will, without exception, be considered null & void by SLR & the purchaser of your site improvements will be evicted from the site immediately. We feel it's only fair to warn you, failure to abide by this rule could only result in you the seller having a very real problem with the buyer of your site improvements. SLR accepts no legal or financial responsibility for any arguments arising between you the seller or potential buyers, should a buyer get evicted because you the seller, didn't follow SLR's rules.

DISCLAIMERS:

1. SLR reserves the right to deny re-occupancy of any trailers sold on SLR property, should any trailers sold on site be deemed in unacceptable condition.
2. SLR reserves the right to deny occupancy of any incoming trailers, should the incoming trailer be deemed in unacceptable condition.
3. SLR reserves the right to show all sites with site improvements posted for sale to any current SLR tenants that might wish to move closer to a friend or family member before it's approved to be sold to an outside buyer.
4. SLR reserves the right to show all sites with site improvements posted for sale to any interested Non Camping SLR Shareholder before it's approved to be sold to an outside buyer. (FYI This disclaimer is necessary to cover SLR's Shareholder Agreement which states, all Shareholders are entitled to one camping site). FYI We currently have five non camping shareholders!
5. SLR reserves the right to deny occupancy of any incoming trailers should they not meet the municipal guidelines as set out in the agreement between SLR "RV" Resort & Dufferin Municipality!

Example: Only CSA approved Fifth Wheel Trailers, Travel Trailers, Motor Homes (must be in running condition) Semi Park Model Trailers & Park Model Trailers are permitted in our resort as per SLR's agreement with Dufferin Municipality.

Below you will find SLR's revised rules of engagement for Site Improvement Sales & Trailer Sales at SLR!! The new rule will be broken into two parts & is effective immediately.

SELLER'S RESPONSIBILITY

PART NO. 1 REQUEST & APPROVAL TO SELL SITE IMPROVMENTS.

- The seller must obtain an Approval Form from the Site Improvement & Trailer Sales Committee to register their intent to post their site improvements for sale. Upon registering your intent to sell your site improvements with the committee, the committee will advise the seller if there are any existing tenants or non camping shareholders interested in looking at their site. If there are no existing tenants or non camping shareholders interested in purchasing the seller's site improvements, the committee will give the seller the green light to find an outside potential buyer. Once a buyer has been established, the seller & buyer together must arrange a meeting with the committee. At this meeting the buyer will be presented a copy of SLR's Rules & Regulations. If the buyer is in agreement with SLR's Rules & Regulations, the committee will sign off/approve the sale. The seller will be required to disclose the amount they expect to receive from selling their site improvements on the approval form provided by the committee.
- Trailer prices "cannot" be included in the site improvement sell price. If the purchaser of your site improvements is also showing interest in purchasing your trailer, this will need the committee's

approval as well. Once you receive approval from the committee to sell your trailer on site, you can by all means negotiate the sale of your trailer with the buyer as well.

BUYER'S RESPONSIBILITY

PART NO. 2 REGISTRATION OF NEW SLR OCCUPANT

- Once the sale is final, the buyer is required to fill out an SLR Registration form & a Lease Agreement Form. These forms will be provided to the new tenant during the initial meeting with the committee. The signed Registration & Lease Agreement Forms must be turned into a Committee member prior to the new tenant taking occupancy of the site.
- All new occupants will be required to provide details of the trailer they wish to occupy an SLR site with to ensure municipal guidelines are met. ie; year, make, model with pics, will be required to verify physical condition before a trailer is permitted to be placed on an SLR Site.

NO MOBILE HOMES, PERMANENT DWELLINGS, SHEDS WITH SLEEPING QUARTERS OR YEAR ROUND RESIDENCE UNDER ANY CIRCUMSTANCES.

Site Availability: As new sites become available throughout various development stages existing registered occupants have the first option to relocate into these new sites.

Municipal Taxes: Trailers, porches, sheds, fences, and decks which are taxed by the R.M. of Dufferin will be paid by the Resident. Trailers insured by Autopac will not be assessed providing that the proper validation sticker and plate is made visible to the tax assessor (back of trailer or front window). Trailers which are assessed because assessor could not find plate or sticker will be the Resident's responsibility and the amount owing to be paid to Management. Taxes are due upon notification.

Hydro: Every site is supplied with 30 amp service. This is the power required for R.V.'s and Park Models. If breakers kick off because of an overload of appliances the Resident will be required to reduce their power demand. In no circumstances will Management increase the power above the 30 amp supply. Power will be turned on to each site on April 15 of each year (weather permitting). Power will be turned off at each site on October 15 of each year. It is the Residents' responsibility to insure that all perishable goods have been removed before October 15th.

Anyone wishing to have power between October 15 and April 15 must inform Management prior to arriving. A \$20.00 a day charge will be applied. Tampering with park breakers, electrical service connections, or other park utility connections is strictly forbidden. Please contact the Management in case of trouble.

No air condition units allowed in outbuildings. No electrical heaters allowed in outbuildings, unless these are properly insulated and approved by the planning district and management. **All fridges or freezers must be energy-efficient, no older than the**

year 2000 and placed in an enclosed structure away from the direct heat of the sun.

Air condition units, heaters and patio lights on timers should be turned off when you are away. Please turn patio lights off before retiring. Management asks for your cooperation with these above regulations in order to conserve energy and keep electrical costs down. Some lighting to allow street / park lighting may be allowed for safety and security reasons.

Water Usage: Water usage is for domestic use only. No vehicle washing.

Refuse Collection: Trash collection will be on a regular scheduled basis. All garbage must be placed in Garbage Bags and deposited at the designated garbage stations. **Furniture, appliances, mattresses, BBQs and other large items to be trashed are the responsibilities of the Resident and may not be left at the garbage stations.**

Note there is a designated area for dumping these items as well as for leaves, branches and other burnable items on the south side of the park. Arrangements can be made with the maintenance staff to pick up such items at your site for a nominal fee. Please leave a message at the maintenance shed (828-3555) to make arrangements for non bagged garbage to be picked up. During the Off Season of October 15 to April 15 please bring your refuse back home with you.

Trees and Bushes: Absolutely no clearing of brush or trees between campsites. Cutting down or destroying any trees on the grounds whether they are dead or alive is prohibited unless prior approval has been obtained from the Management. A written request must be made to Management/appropriate committee to obtain approval. When installing patio lights, care should be taken so the trees are not harmed. Do not encircle a tree with a clothes line or wire as this chokes the tree. Use old garden hose or other method that will protect the tree. Do not put nails in the trees, this causes disease. Patio lights, nails and other objects that can harm the trees will be removed by Management. **Anyone choosing to remove or kill any trees or brush without first obtaining approval will be charged the cost of replacing the trees or brush (product and labor) and risks eviction.**

Space Maintenance: Each Resident is responsible for maintaining a neat and clean appearance of his space. No open storage is allowed. If personal property is stored under the camping unit, adequate skirting must be installed. Management reserves the right to clean spaces and assess annual Residents if spaces are not kept clean and weeded. Site beautification is encouraged. Management will remove bush trimmings only. All other trimmings, weeds, etc. are the responsibility of the Resident. Our insurance policy does not allow tools or equipment to be loaned from Stephenfield Lake Resort. Any additions or improvements made to your space must be approved in writing by the committee listed on the bulletin board to ensure all park rules and specifications are being adhered to. This is each Resident's responsibility. Herbicides used to control weeds must not be applied without prior approval from Management. Car washing, oil changes and car repairs are not allowed on spaces, on the street or elsewhere in the park. Stephenfield Lake Resort reserves the right to apply herbicides, pesticides, and/or insecticides as deemed necessary by management.

Parking: Absolutely no parking allowed along roadways. Each site was originally provided with adequate space for one (1) automotive vehicle. In some circumstances there is room for two (2) vehicles. Anyone parking a vehicle in such a manner as to block the driveway of a neighbouring site or impeded the flow of traffic shall be asked to move the vehicle IMMEDIATELY!! Guests or visitors may park their vehicles in designated parking areas.

INFRACTIONS OF RULES AND REGULATIONS WILL BE BROUGHT TO YOUR ATTENTION BY MANAGEMENT AS PART OF THEIR DUTY AND OBLIGATION TO OTHER RESIDENTS. RESIDENTS WHO DO NOT ADHERE TO THE RULES AND REGULATIONS AS STATED ABOVE WILL RECEIVE A WRITTEN WARNING ON BEHALF OF MANAGEMENT/BOARD OF DIRECTORS – AT THE DISCRETION OF THE BOARD, UP TO THREE WRITTEN WARNINGS MAY BE ISSUED PRIOR TO EVICTION and MANAGEMENT/BOARD OF DIRECTORS RESERVES THE RIGHT TO EVICT AND END THE RENTAL AGREEMENT WITH THE RESIDENT WITHOUT REFUND OF RENTAL FEE!