

Rowan's Ridge Seasonal Resort Rental Agreement

AGREEMENT BETWEEN:

ROWAN'S RIDGE SEASONAL RESORT (Hereinafter the "OWNER")

AND

Name: _____

(Site user/contracting party: hereinafter the "CAMPER") #1

Name: _____

(Site user/contracting party: hereinafter the "CAMPER") #2



Cell Phone: _____ **Home Phone:** _____

Emergency Name and Phone: _____

Permanent Address:

STREET: _____

CITY: _____ **PROVINCE:** _____ **POSTAL CODE:** _____

EMAIL ADDRESS: _____

TRAILER INFORMATION:

MAKE: _____ **MODEL:** _____ **YEAR:** _____

INSURANCE COMPANY NAME: _____ **POLICY #:** _____

CAMPSITE:

The Owner agrees to rent campsite # _____ to the CAMPER, subject to the terms of this contract. The contract with the CAMPER is a 12 month contract for a term commencing on May 1, 2021 and expiring on April 30, 2022. It is acknowledged by the CAMPER that there is no assurance by the OWNER to the CAMPER that his contract will be renewed annually and absent of any written agreement of renewal, the CAMPER shall vacate the site at the end of the term.

Rowan's Ridge Seasonal RV Resort is closed from Oct.1, 2021 to April 30, 2022 without water, sewer, road clearing, or other services and with no overnight accommodation during this time period.

CAMPSITE LAND USE:

- Only one camping unit (including but not limited to trailer coach, vacation trailer, travel trailer, motorhome) per campsite shall be permitted
- Camping units stored on site must have a valid license plate and be insured at all times. Proof of insurance must be provided to the OWNER.

- One boat and/or boat trailer per campsite shall be permitted at any one time and shall be parked within the confines of the campsite it is related to.
- One tent per campsite may be used in conjunction with the main camping unit. Tents may only be erected while the campsite is occupied.
- The CAMPER shall not rent, sell, sublet or assign or otherwise transfer their reserved seasonal site.
- CAMPERS shall maintain the campsite and camping unit in a condition acceptable to the OWNER. Sites must be kept neat, uncluttered and the grass maintained. All animal waste must be picked up on a regular basis. If the CAMPER does not comply with the campsite maintenance guidelines, the OWNER has the right to undertake the appropriate maintenance of the campsite and the CAMPER will be charged a cleanup fee by Rowan's Ridge.
- No changes to the drainage, grading or any type of excavation shall be commenced upon any resort land unless approved by Rowan's Ridge Management.

CAMPGROUND GOOD NEIGHBOR RULES

- Quiet times will be in effect from 11 pm to 8 am. Please be respectful of your neighbours. The Rec Hall will be available for afterhours gatherings.
- CAMPERS are responsible for the supervision of their children and guests at all times and will be held liable for any damage caused by misuse of the facilities. The CAMPER, their family and guests shall comply at all times with all contract guidelines. The CAMPER is responsible for the conduct and behaviour of their family and guests. Rowdy behaviour or excessive noise is not permitted at any time.
- With the installation of the new security gate, you must meet your visitors at the gate and use your entry card to let them in. One vehicle allowed through each security arm cycle. Cycles are 30 seconds in length.
- Alcoholic beverages and cannabis may be consumed on the CAMPER'S assigned campsite, but not in the shared area of the resort.
- Pets are welcome but MUST be leashed when outside your campsite. Excessive barking will not be permitted. You are responsible for your pet and any mess they may create. There will be no tolerance for aggressive animals in the campground. Please ensure that you keep animal waste on your campsite at an absolute minimum.

STORAGE

- Aside from one camping unit, one watercraft trailer and accompanying watercraft and one permitted accessory building, there shall be no outside storage between Oct.1 and April 30 of the following year permitted in the campground.
- Camping units may be stored on site year round, but must not be occupied between Oct.1 and April 30 of the following year.
- The CAMPER is aware that the OWNER does not insure and will accept no liability for loss or damage to the CAMPER's goods or camping units. The OWNER requires that the renter obtain insurance coverage for camping unit, all goods stored in camping unit and any additional items stored on designated campsite. A copy of insurance must be provided at the time of rental.
- Storage of junked vehicles, as defined in the RM of McKillop Nuisance Abatement Bylaw, shall be prohibited on all campsites in compliance with Section 5.3.11(8) of the Zoning Bylaw.

SAFETY

- The posted speed limit at Rowan's Ridge is 15 km/hr. This speed limit is to be strictly adhered to by all motorized vehicles within the park.

- The use of fireworks and firecrackers of any type are prohibited. Fireworks will only be permitted at Rowan's Ridge sponsored events
- Fires are permitted within bbq or fire pits only. Absolutely no open fires of any kind. Fires must be attended to by an adult at all times and must be thoroughly extinguished by wetting or covering upon completion of use.
- Only self-contained propane/gas barbeques, fire pits and heating devices that meet CSA approval are permitted.
- OWNER does have a fire truck on premise. CAMPER must contact OWNER immediately if any fire becomes out of control.
- Campfire bans will coincide with the policy of the Municipality.
- All camping units must be equipped with proper RV grade electrical cord.
- No firearms will be discharged within the Resort boundaries.
- Hunting is not allowed within the Resort boundaries.
- There is no poison allowed at Rowan's Ridge at any time. Please use biodegradable and environmentally friendly products including cleaning products and soaps. Bleach and other toxic chemicals are forbidden. Poisonous weed control products are forbidden.

VEHICLES

- No more than three licensed vehicles per campsite shall be permitted at any one time and shall be contained within the confines of the campsite they are related to. Additional visitors will be required to park in designated visitor parking area.
- All ATV's are forbidden from being operated in the Resort unless being used for park business.
- Golf carts are permitted but are treated the same as any other vehicle. Golf carts must not exceed the posted speed limits. Consumption of alcohol or cannabis while driving a golf cart or driving while intoxicated is strictly prohibited. Golf carts may not carry more people than the cart is designated for. Golf carts operated after dusk must have operational head and tail lamps. All drivers of golf carts must have a valid driver's license and golf cars must carry liability insurance.
- Bicycles are not permitted after dark. Operators of bicycles must abide by posted traffic signs for your safety.

POWER

- All lights, air conditioners and electric hot water heaters must be turned off when not at the campground.
- Electric heaters are strictly prohibited.
- CSA approved lights are restricted to a maximum of 12 patio lights (one string) or one section of rope light per campsite.
- Any additional fridges outside the main camping unit, must be approved by the OWNER and may result in an additional fee.

WATER

- Water is potable; however, we strongly recommend drinking bottled water. 5-gallon jugs are always available for purchase.
- Water is always to be shut off at the tap every time you go home. Use only quality water hose resistant to bursting. We run 60 psi to our taps. Use a regulator if your trailer cannot handle this pressure.
- Please use Teflon tape when attaching your hose to our water taps. It provides protection for your hose against the salt content in the water.

GARBAGE DISPOSAL AND RECYCLING

- All garbage must be placed in the designated garbage bins. Please do not leave open garbage cans/bags at your campsite at any time to avoid attracting wildlife.
- Glass bottles, cans, plastic and cardboard must be sorted and recycled by placing them in the appropriate barrels. Please rinse and crush large containers/boxes to save space.

STRUCTURES

- All camping units over the age of 10 years must be approved by the OWNER. OWNER will provide a self-inspection video that must be completed by CAMPER.
- All structures on the campsite must be considered “removable” in the case the CAMPER is not returning, the structure(s) go with them.
- Each campsite may have one storage accessory building no larger than 9.29 square metres (100 square feet). Construction must consist of 2x4 construction with treated floor frame, wood sheeted walls and roof with vinyl siding of a neutral color and 35 year architectural shingles. Existing sheds were purchased from Crazy Charley’s Building Supplies Inc (306)565-0722 – please contact for further information.
- Outdoor storage for light items is not permitted. Sheds should be used for this purpose.
- Each campsite may have a deck no taller than two feet in height that is a maximum length of 3.66 metres (12 feet) and a maximum width of 3.66 metres (12 feet).
- Fencing is allowed but must be done with treated boards. Going forward chain link is not an approved material.
- Please make sure all structures are adequately secured to withstand the elements.
- **No soft sided or tarped structures will be permitted due to safety issues in high winds and storms. Poly tarps of any kind are prohibited as they do not hold up to the elements.**
- No structure may be erected or replaced upon any lands without approval of the OWNER.

LIABILITY

- Residents are to provide their own property damage and liability insurance coverage while renting a site. The OWNER is not responsible for any assets not belonging to the Corporation.
- The OWNER will not be responsible for any damage or injury caused to the CAMPER’S property or person, and shall not be held liable for any harm or injury caused by the CAMPER’S use or misuse of the corporation’s property or equipment.

PAYMENT and DEPOSIT

Seasonal rates for the season of May 1, 2021 – April 30, 2022 will be \$3500 + GST

Seasonal fee	\$3500.00
Gst	\$ 175.00
TOTAL	\$3675.00

This rate includes

- a full service (50 AMP, water hookup, sewer hookup) campsite between the dates of May 1, 2021 and September 30, 2021 (Please note water will not be turned on until the May long weekend)
- Sewer pump outs
- 1 Rowan’s Ravine Provincial Park Pass

