

## SCHEDULE "A" TO LICENSE OF OCCUPATION

### RULES OF THE PARK - AUBURN RIVERSIDE RETREAT

#### A. GENERAL RULES AND REGULATIONS

1. The owner reserves the right to amend the park rules from time to time without notice to the Occupant. The most current copy of the park rules is posted on [www.experiencecamping.ca](http://www.experiencecamping.ca)
2. **The owner reserves the right to terminate this Agreement, should the Occupant not comply with the terms of this Agreement. In the event the owner terminates this Agreement, the Occupant shall remove their RV trailer, added rooms, shed and ALL personal property from the site on or before the date set out in the notice of termination delivered by the owner to the Occupant. A failure to remove all property will result in the property being removed and disposed of at the occupant's cost. Any refund of the seasonal camping fee would be at the sole discretion of the owner.**
3. A reservation fee of \$500 paid by September 30 entitles an Occupant to use the campground for winter storage (no services, and unsupervised) at their own risk October 16 to April 30. The reservation fee is non-refundable.
4. Absolutely no entry to park outside of the camping season without permission from the owner.
5. There is no refund if an Occupant vacates their site before October 16. The site will be considered vacant, and the owner has the right to rent the lot out.
6. Hydro is metered and billed by management on each site and must be paid by the due date on the invoice. A \$10 meter reading fee applies to each reading.
7. All additional fees will be made available in the campground store.
8. The owner will charge a \$40 fee for any NSF cheques.
9. **A 2% processing fee will be added to all seasonal camping fees paid by credit card.**
10. **All seasonal campers must have a valid credit card on file with the office. In the event of an overdue balance exceeding 30 days, the credit card on file may be charged to settle the outstanding balance.**
11. All complaints must be in writing delivered to the owner or the campground manager.
12. Renting of RV or site is strictly prohibited. Only those named on the License of Occupation will be permitted inside the park unless agreed to by campground manager.
13. **Access to the campground is controlled by electronic RFID stickers, which must be placed on the windshield of registered vehicles. A maximum of two stickers will be provided per site. If only one vehicle is registered, only one sticker will be issued. Failure to place the sticker on the windshield will result in suspension of access until the sticker is properly applied.**

#### B. PERSONAL INFORMATION

1. Ontario law prohibits the sharing of any Occupant's personal information. We will not provide any personal information about you, your children or your guests without written permission/instruction by you as the primary registrant of the campground site. If required, we must submit limited or greater information on the request by any authority of the law.
2. If more than one person will be paying bills or dealing with the office in regard to your site, make sure we have them listed as occupants of the site. Anyone not listed on the contract will not be given any information about the status of account, etc.

### C. MAIL & MESSAGES

1. No mail will be received or delivered to the occupants of the campground. Any mail received for campground occupants by the office will be returned to sender.
2. Personal messages will not be accepted at the office or passed along to

### campers. D. SITES

1. A maximum of 2 adults and 4 children under the age of 18, or a single family of parents and their children living at the same address, are permitted on each site.
2. A maximum of 2 licensed, plated, and insured vehicles may be on each site. All vehicles must be in a good state of repair not leaking oil, antifreeze or any other substances that could contaminate the campground. It is at the owner's discretion to have a vehicle removed immediately if it does not meet these requirements.
3. All campsites are for one trailer only.
4. The campsites are not to be used for storage of nonessential camping items including snowmobiles, recreational vehicles, more than one lawn mower.
5. Only one tent is allowed on each site for guests and for a maximum of 3 days at a time.
6. The Occupant, their family, guests and invitees shall maintain the trailer, and any improvements as well as the campsite and any campsite improvements in a clean and tidy condition. Do not allow any refuse, garbage or other loose and objectionable material to accumulate on or around the property.
7. Both line & umbrella type clotheslines are not permitted on the site.
8. A second fridge is only permitted on the campsite if it is stored inside a shed and secured by a lock at all times.
9. The campground operates on a well; therefore, conservation of water is very important. Normal use of water is permitted unless we are in a drought, then water restrictions will be posted in the park and the park website.
10. When leaving or vacating a site for the off season, or permanently, the site must be left clean and free of debris, nails, wood, garbage. All outdoor furniture must be removed or stored indoors or fixed to trailer so that it does not blow away. The park reserves the right to bill any Occupant a cleanup fee for labour and landfill fees at the market rate for junk removal contractors in Southwestern Ontario.
11. Electric vehicle charging is prohibited within the confines of the park. However designated charging facilities are available just outside the park gate.

## E. TRAILERS, IN PARK TRAILER SALES, AND NEW PARK MODELS

1. All trailers and park models must be approved by management before entering the park. The park will only accept trailers 10 years of age or newer to enter the park. Exceptions may be made to older trailers or park models in exceptional shape, at the full discretion of the park. Existing trailers over 20 years old may not be sold, transferred, leased or assigned on the park grounds but are permitted to stay in the park if in good condition and upkeep, are kept clean and pass all safety requirements including propane, plumbing and electrical inspections. ALL trailers must be in a good state of repair and management reserves the right to deny or have a trailer removed, at the occupant's expense, should the trailer not meet these requirements, at management's discretion.
2. No trailer sales shall be advertised or conducted on any site as per clause 20 of the License of Occupation. Trailers For Sale may be posted with management approval in the trailer store, and on the [www.experiencecamping.ca](http://www.experiencecamping.ca) website for a fee of \$125 per listing and a commission of 10% +HST of the sale value of the trailer.
3. All trailer sales, transfers, or changes to site rental agreements on the park grounds are subject to a fee.
4. All trailers must have grey and black water holding tanks with valves for dumping.
5. Only electrical connections with standard 30-amp plug, and 10-gauge wire are allowed for trailers unless otherwise posted.
6. All trailers are required to have working Carbon Monoxide and Smoke Alarms. All propane devices (including tanks) and systems must be compliant with municipal, provincial, and federal laws. Proof of compliance may be required by management at any time.
7. **Experience Camping Ltd. is a General Coach (Hensall, ON), Forest River Park Model Division, Maple Leaf Homes (Fredricton, NB), Coachmen Catalina Travel and Destination Trailers, Salem Destination Trailers, Wildcat Fifth Wheels, Cardinal Fifth Wheels, Sandpiper Fifth Wheel and Destination Trailers, and XLR Toy Hauler Fifth Wheel and Travel Trailer Dealer. More RV lines may be introduced by park owner. All new park models, destination trailers, and travel trailers must be purchased through Experience Camping RV Sales or will be subject to a pad fee. Information on trailer sales is located at [www.experiencecamping.ca](http://www.experiencecamping.ca)**
8. Management reserves the right to charge a Pad Fee of \$5000 +HST in the event management approves a park model or trailer from an outside trailer manufacturer or dealer. It is the occupant's responsibility to notify any outside dealer of this pad fee.

## F. SITE IMPROVEMENTS & BUILDING PERMITS

1. Construction or improvements of any kind to the trailer or the campsite must have written approval of the management as per clause #25,28 of the License of Occupation.
2. **Construction is only allowed to take place in May, June, September and October, any day from 9:00AM to 5:00PM. In July and August, it is only allowed Monday-Friday from 9:00AM to 5:00PM. Unless approved by management.**

3. All decks are to be constructed from new pressure treated or new cedar wood or composite only. Decks must be built on deck blocks (floating) and built in sections that are easily moved if necessary. All decks must not exceed 12ft wide and must not be larger than the length of the trailer. Decks greater than 24" off the ground must have a proper railing. All decks must conform to building code standards and permit obtained from municipality if applicable.
4. **No home-built Florida rooms, awnings, or roofs permitted. Auburn Riverside Retreat is a H & H Patio Enclosure Dealer and ALL Florida rooms, awnings, and roofs must be purchased through the dealership.**
5. A maximum of one (1) shed is allowed on any lot. Placement and size (maximum of 99 square feet and 10 feet high) of shed depends on it not interfering with other's property lines, and upon approval of the owner. Sheds must not be built as permanent structures. Sheds are to be used for storage purposes only. Consult with the owner before purchasing or constructing a shed and obtain a building permit if applicable.
6. After management has provided written approval for any site improvement (deck, shed, or addition to the trailer), the campsite Occupant will comply with all zoning by-law requirements and other by-laws of the municipality, the Ontario Building Code Act and regulations thereunder and other legislation affecting the subject site.
7. Any gravel or aggregate must be ordered through management. The park reserves the right to have only park approved suppliers deliver gravel or aggregate to any site.

#### G. SEPTIC SYSTEM

1. VERY IMPORTANT: The septic system may only be used for human waste, toilet paper, and typical wash water. Women's feminine products, diapers, food and other trash must be disposed of in the garbage. If you have any questions about personal waste disposal and sewer blockage, please enquire with the owner.
2. Only approved products may be added to septic holding tanks. Chemicals that destroy the active enzymes and bacteria in the septic system are prohibited. i.e. bleach, antibacterial products, many toxic cleaners. These can be purchased at the campground store.
3. Trailers must have holding tanks that are not left open to sewer. (SEWER TANK DUMP VALVES MUST BE LEFT CLOSED, AND OPENED ONLY WHEN DUMPING). Only products approved by the owner are to be used. Flex hose must use rubber donut.
4. Unless installed prior to 2024, no washer and dryers are to be installed or used within individual trailers or RVs. All laundry needs must be addressed at the designated laundromat facility provided on site.

#### H. LANDSCAPING

1. The Occupant, their family, guests or invitees shall not damage or remove the lawn, shade trees, shrubbery, or other trees or plants anywhere on the property, including the campsite without the owner's permission. The Occupant shall be responsible to management for any damages to the campsite, the campground property, or its

facilities or amenities, caused by the Occupant, their family, guests, visitors or invitees (e.g. tree cutting)

The Occupant is expected to cut their grass and keep their lots neat and presentable. At the owner's discretion, unmaintained lots will be cleaned up (including lawn cutting) at the Occupants expense at a price of \$100 per hour.

3. Due to below ground services, digging or placing of stakes is not permitted without prior written permission from the owner.
4. Modifications to the landscape of a campsite i.e. walls, gravel or paved drives, trees, shrubs, etc. will become the property of the Management when the agreement to occupy is terminated.

## I. FIRES

1. Firewood can be purchased at the campground store or brought into the park for personal use. Management reserves the right to prohibit firewood from entering the park at their discretion.
2. No open fires are permitted on the campsite, except in designated areas, i.e. fire pits. The Occupant, their family, guests and invitees are responsible to ensure that any fire is always under control and that such fire is fully extinguished after each use.
3. The burning of animal waste is strictly prohibited.
4. In the case of a drought, the Management will follow the actions of the municipality and enforce a fire ban; and will post in the park and on the park website.

## J. GUESTS/CHILDREN/TEENAGERS

1. All guests visiting must register and pay a fee at the office, upon entering the park. Any visitor in the park after 11pm must pay the overnight fee.
2. Anyone under the age of eighteen is not permitted to be left in the park for prolonged absences day or night without parental supervision.
3. Children using any of the recreational facilities (pool and playgrounds) or equipment must be always accompanied and supervised by an adult. The owner does not supervise pool or playgrounds.

## K. PETS

1. Only nonaggressive pets are permitted, and the owner reserves the right to refuse entry to large or aggressive dogs.
2. All pets shall be leashed and always supervised unless supervised in the dog park.
3. All pets must have the necessary immunization and rabies shots, and the occupant is responsible for keeping a copy of the up-to-date records at their trailer.
4. Excessive barking will not be tolerated.
5. No pet may be tied on a lead without a handler and no chaining, caging or tethering of a pet outside of the trailer shall be permitted when the occupant is not at the site.
6. Pets are not permitted in the pool area, sundeck, or playground.
7. It is the Occupant's responsibility to care properly for any pet and to clean and restore any areas of the campsite or campground where mess or damage has

occurred. The 'stoop and scoop' rule applies and must be disposed of properly in a plastic bag and into the garbage dumpster, not in any indoor garbage cans because of the odour.

8. All dogs are subject to the Dog Owner's Liability Act of Ontario, available at [www.ontario.ca/laws/statute/90d16](http://www.ontario.ca/laws/statute/90d16)

#### L. BICYCLES, COURTESY & SAFETY

1. No trespassing or cutting through other campsites.
2. Bicycles, E-Bikes and Electric Ride-Ons (e.g., electric scooters, hoverboards, etc.) are only permitted to be ridden on the roadways within the campground. They must be ridden slowly, and riders must always exercise care and control. Riding is not permitted after dusk unless properly equipped (i.e. light, helmet, etc.)
3. If under the age of 18, you are required by law to wear an approved helmet.
4. Quiet enjoyment – no occupant shall create, permit the creations of, or continuation of any noise or nuisance that disturbs the comfort or quiet of any other occupant or guest of the campground. No noise will be permitted outside of the trailer between the hours of 11:00PM and 7:00AM. Please operate lawn mowers and other noisy outdoor equipment after 8:00AM. If absolutely necessary, park management may begin working earlier than said time and unfortunately may create some noise but will try to keep inconvenience to a minimum.

#### M. POOL RULES

##### **THE SWIMMING COMPLEX IS UNSUPERVISED. SWIM AT YOUR OWN RISK.**

1. The occupant must obey the rules posted at the pool.
2. If the pool gate is locked, stay out.
3. Deck furniture is to remain within the enclosure.
4. Dress appropriately for swimming and sunbathing; remember this is a family campground.
5. Children under 12 years must be accompanied by an adult or an agent above 16.
6. Always have a buddy; swimming is at your own risk. Remember, there is NO LIFEGUARD ON DUTY.
7. ABSOLUTELY no pets allowed in or around the pool or deck area.
8. No large floatation devices. No ball, toys, etc. are permitted in the pool area.
9. Diapers are not allowed in the pool, please use infant swim diapers.
10. Please read and abide by all signs provided by our Local Public Health Unit that are posted at the pool.

#### N. FIREARMS & FIREWORKS AND OTHER RESTRICTED ITEMS

1. Any use of fireworks (including paper lanterns) or firearms is strictly prohibited for Occupants or their guests, unless you have written approval from campground management.
2. Paintball guns, air-soft guns, gel blaster guns, sling shots, illegal knives, bow and arrows are also prohibited.

3. Absolutely no hunting by any campground occupant, their family, visitors, guests or invitees on campground property.

#### O. MOTORIZED VEHICLES

1. No motorized vehicles such as ATV's dirt bikes and/or minibikes (electric or gas) are permitted in the park unless they are driving straight to their site from a location outside the park at the posted speed limit in daylight hours. An electric bike with no pedals attached are considered a dirt bike regardless of size.
2. Motorized vehicles for accessibility purposed will be considered at management's discretion.

#### P. GOLF CARTS

1. Subject to Section "O,2", the campground does not permit golf carts.

#### Q. RIVER AND ELK VIEWING RULES

1. The river on the campground property may be enjoyed at the sole risk of the Occupant.

In season fishing in accordance with the Ministry of Natural Resource's guidelines is permitted.

3. Tubing, canoeing, kayaking is permitted at the Occupants sole own risk.
4. **The Occupant recognizes that there is NO LIFEGUARDS on the river and agrees to use the river at their own risk.**
5. Auburn Riverside Retreat has elk in a fenced off area for the Occupants viewing pleasure. **Please DO NOT feed, touch, or harass the elk. Please obey the posted signs.**

#### R. GARBAGE DISPOSAL

1. Do not bring garbage from home to dispose of at the campground.
2. Properly bag, package, separate, and bind in plastic garbage bags and place in dumpster provided. Please keep doors shut so as not to attract wildlife. Do not throw waste above or around bin.
3. The garbage bin is for household garbage only. Do not dispose of electronics, appliances, furniture, propane tanks, etc. in the garbage and recycling bins. Disposal of large articles of garbage such as fridges, bicycles, beds and mattresses etc. are your responsibility and expense and are not to be left near the garbage bins. The owner reserves the right to bill any occupant, visitor or guest of the occupant for the cleanup and removal of such object if improperly disposed of in the park.
4. It is prohibited to put fire-pit ash, branches, leaves, grass, garden refuse or wood in the garbage bins. Please check with campground owner on how these materials can be disposed of or composted.
5. Recycle your waste in the blue bin provided at the front of the park. Do not throw waste above or around bin. Management reserves the right to bill any occupant,

visitor or guest of the occupant for the cleanup and removal of such objects if improperly disposed of in the park.

6. Diapers and animal waste is to be disposed of properly in the dumpsters and not the garbage cans inside any buildings because of the odour. Do not burn diapers or animal waste in fire pits.

#### S. REC HALL/STORE, PAVILION, AND ALL OTHER BUILDINGS

1. No pets, smoking, running or yelling in these buildings.
2. Be respectful of all the tables, chairs, and televisions.
3. Clean up after yourselves, garbage in garbage bins, recycling in recycling bins.
4. Arrangements for the private use of the Recreation Centre must be made with the office prior to use and may be subject to a fee.
5. PLEASE be respectful go other campers and keep bathrooms, showers, laundry rooms clean.

#### T. WORK ORDERS

1. Occupants may request work to be done on their site or within the park. It is at management's discretion if such work is at the occupant's cost, or at the cost of the park.
2. ALL POTENTIAL SAFETY HAZARDS MUST BE REPORTED TO THE OWNER IMMEDIATELY! All other issues must be presented at the front office during normal business hours.
3. Use of loader tractor and operator is available upon request at a fee to the camper.

#### U. PARK ENTRANCE/EXIT & TRESPASSING

1. You must use the front gated entrance/exit to enter and exit the park. Any other way of entry/exit is a breach of the park rules.
2. No one is permitted entrance onto neighbouring properties. If the owner does not own the property, then you are trespassing.

#### V. SOCIAL MEDIA

1. No one shall post on the Auburn Riverside Retreat Facebook Page anything that negatively reflects the campground, the owner or its employees. Please take care and respect of others when posting and sharing photos.

#### W. ATVs

The ATV owner is always responsible for the supervision of their ATV. Each owner MUST purchase liability insurance and provide a copy to the owner/management when registering their ATV annually.

1. ATV must be indicated on your Seasonal Camping Agreement and shall be subject to liability insurance requirements as per Seasonal Agreement.

2. The occupant must request an annual ATV registration sticker at the office, purchased, if necessary, which **MUST** be placed on the ATV in the specified location and be always visible.
3. The use of ATVs is restricted to those **16 YEARS OF AGE OR OLDER**. In the case a campground employee is under the age of 16, and is on paid duty, the park may grant permission only to that employee during his/her working hours.
4. ALL riders **MUST** be seated. No more passengers than there are seats on the ATV.
5. ATVs are required to follow all posted speed limits and drivers are expected to drive in a responsible manner, and park only on their campsite.
6. Impaired driving on an ATV carries the same consequences as it does with a licensed vehicle on highways.
7. ATVs are **ONLY** to be driven to and from trailer and **NEVER** around the park. Absolutely no cutting through or entering other sites on park.
8. ATVs are only to be operated between 9:00AM and DUSK.
9. Reckless use of ATV is prohibited both inside and outside of the park. If reckless use is observed or reported, management will follow up with the ATV owner, which may result in ATV not being allowed on campground property or termination of the License of Occupation.
10. Helmets **MUST** be always used while operating your ATV.

RECEIVED BY:

I hereby certify that I have read and understand the rules and regulations as written above and acknowledge that breaching any of the above rules and regulations could result in termination of this Agreement without any refund or compensation. I have received a copy of this Agreement.

Dated at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_

\_\_\_\_\_  
Occupant Written Name

\_\_\_\_\_  
Occupant Signature

\_\_\_\_\_  
Signature Park Management



