

SCHEDULE "A" TO LICENSE OF OCCUPATION

RULES OF THE PARK – BASS LAKE PARK

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 rules is posted on 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 \$750 paid by September 30 entitles an occupant to use the campground for winter storage (no services, and unsupervised) at their own risk October 31 to May 1. The reservation fee is non-refundable.
4. Absolutely no entry to park outside of the camping season without permission from the owner. If you would like to check on your trailer and/or remove snow during the winter months, you must send an e-mail to management prior to your visit.
5. There is no refund if an occupant vacates their site before October 15. 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 \$20 meter reading fee applies to each reading which is done in July and October.
7. **When checking in for the first time a \$200 deposit is required on all seasonal sites that will be returned when leaving the park if account balance is \$0 and site is left clean.**
8. All additional fees will be made available in the campground store.
9. The owner will charge a \$40 fee for any NSF cheques.
10. A 2% processing fee will be added to all seasonal camping fees paid by credit card.
11. 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
12. All complaints must be in writing delivered to the owner or the campground manager.
13. **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. Should a family member not listed on the License of Occupation want to use a registered camper's trailer in their absence, the management must be notified in advance. Regular camping rates (not visitor rates) will be charged to anyone staying in the trailer during the owner's absence. The trailer owner is responsible for any damage or problems caused by any person staying on his campsite, whether the registered camper is present or not.**
14. Any site without a trailer on it for more than 45 days within the camping season, will be forfeited back to the park. Reimbursement for seasonal fees will be at the discretion of management.
15. No repairs to any motor, vehicles or watercraft are permitted on the property.

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 accounts, 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. Exceptions may be made in emergency situations.

D. SITES

1. Experience Camping and management reserve the right to modify site boundaries, should the need arise
2. A maximum of 4 adults, or a single family of parents and their children living at the same address, are permitted on each site.
3. A maximum of 2 licensed, plated, and insured vehicles may be on each site. All vehicles must be in good state of repair not leaking oil, antifreeze or any other substance 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.
4. All campsites are for one RV or camping/sleeping unit only.
5. The campsites are not to be used for storage of nonessential camping items including snowmobiles, recreational vehicles, utility trailers, boats, more than one lawn mower. All on-site accessories must be stored inside and not visible, except tidy piled firewood.
6. Only one tent is allowed on each site for guests and for a maximum of 3 days at a time.
7. 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.
8. Both line & umbrella type clotheslines are not permitted on the site.
9. A second fridge is only permitted on the campsite if it is stored inside a shed and secured by a lock at all times. Additional charges may apply unless site hydro is metered.
10. Conservation of water is very important. Normal use of water (i.e., drinking, household purposes including watering flowerbeds is permitted unless we are in a drought, then water restrictions will be posted in the park and the park website. Washing of trailers is permitted, washing of cars is not permitted.
11. When leaving or vacating a site for the offseason, 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 a junk removal contractor.
12. TV antennas and towers are not permitted. Small satellite dishes are allowed as long as they are mounted on trailers or locations approved by park management. Satellite dishes must not be mounted on trees or off the Occupant's site. Trees, tree branches and shrubs must not be removed to allow a better satellite reception.
13. All trailers coming into the park must be skirted. All skirts must be natural wood or natural wood looking, vinyl/aluminum soffit/skirting material and must be approved by Management. We encourage all our Occupants to skirt their trailers.
14. Tarps are not allowed as a windbreak or cover on RV/trailer units during the open season.

15. One picnic table per overnight site. Any covers must be removed when not in use. No picnic tables will be supplied to seasonal sites.
16. Electric vehicle charging is prohibited within the confines of the park.
17. Personal saunas, hot tubs, and similar high-draw electrical appliances are not permitted on campsites. These items place an excessive burden on the campground's electrical infrastructure and are therefore strictly prohibited.
18. **For the privacy and safety of all campers, guests, and staff, the installation or use of any private security cameras, video recording devices, or surveillance equipment on seasonal sites or within the campground is strictly prohibited. This includes, but is not limited to, cameras affixed to trailers, sheds, trees, or posts. Campground management reserves the right to remove or request the removal of any such device without notice. The campground may employ its own monitored security systems in accordance with applicable privacy laws to ensure the safety of all occupants.**

E. TRAILERS, IN PARK TRAILER SALES, AND NEW PARK MODEL SALES

1. All trailer 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. Existing trailers over 20 years old (30 years for park models) 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 managements discretion. Trailers over the 30 year mark (40 years for park models) may be asked to be removed from the park 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. Trailer for Sale may be posted with management approval in the trailer store, and on the www.experiencecamping.ca website for a fee of \$125 per listing and a commission of 10% for waterfront sales and 15% for interior sites of the sale value of the trailer plus HST and any additional assets sold. Trailer listing fee must be paid in advance to posting listing and is non-refundable.
3. All trailer sales, transfers, or changes to site rental agreements on the park grounds must be facilitated by the office and are subject to a fee.
4. **All repairs and maintenance to trailers located within the campground shall be performed exclusively by the Experience Camping Service Team. The use of outside contractors is strictly prohibited, except where management grants prior written approval for warranty-related work.**
Any contractor approved under this exception must provide proof of current liability insurance and WSIB certification upon request by management.
5. All trailers must have grey and black water holding tanks with valves for dumping.
6. Waterfront sites can only be sold to existing occupants in good standing, marketed with an offer deadline of no less than 7 days. If the seller does not receive an offer meeting their asking price, the owner may accept an offer outside the park. Any purchaser must be first approved by management.
7. Only electrical connections with standard 30 amp plug and 10-gauge wire are allowed for trailers unless otherwise posted.
8. All trailer 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 compliancy may be required by management at any time.
9. **Experience Camping Ltd. has partnered exclusively with Keith's Trailer Sales as the official dealer for all park models, destination trailers, and travel trailers for our campgrounds. All new park models, destination trailers, and travel trailers placed within the campground**

must be purchased through **Keith's Trailer Sales**. Purchases made through any other dealer or manufacturer will be subject to a **pad fee**, unless otherwise approved by campground management.

Information on trailer sales can be found at <https://www.keithstrailers.com/>.

10. Management reserves the right to charge a Pad Fee of \$7500 +HST in the event management approves an outside trailer from an outside park model/destination/ travel trailer manufacturer or dealer. It is the occupant's responsibility to notify any outside dealer of this pad fee and to pay the fee before the trailer arrives at the campground.
11. Only brand-new park models purchased through the park are permitted on waterfront sites.
12. All campground trailer sales and lot transfers are subject to first right of refusal giving the campground the option to purchase or refuse a purchase and sale agreement with a third-party purchaser. The Campground shall have 10 days to review the terms of the agreement and an additional 10 days to pay the seller the consideration required.

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.
3. All construction must conform to building code standards and permit obtained from municipality if applicable. Decks must be stained in a natural wood colour or left unfinished.
4. **No home-built Florida rooms, awnings, or roofs permitted. Bass Lake Park is a H&H Patio Enclosures Dealer and ALL Florida rooms, awnings, and roofs must be purchased through the dealership.** Existing buildings are grandfathered if in good condition until the Occupant upgrades their unit or sells their unit on site.
5. A maximum of one (1) shed is allowed on any lot. Placement and size (maximum 8 foot by 10 foot) of shed depends on it not interfering with other's property lines, and upon approval of the owner. Sheds must be factory fabricated and not 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. Existing sheds will be grandfathered in providing that they are in good standing until Occupant moves from site.
6. After management has provided written approval of any site improvement (deck, utility 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.
8. Any permanent improvements such as shrubs, trees as well as fireplace stones must remain on the site when it is vacated. Any structures such as privacy fences, fire rims etc. owned by the park must remain on the site. Any removal without permission of Management is subject to the cost of restoration. Leave your site clean for next Occupant. All structures such as stairs, decks, sheds, etc. that are not up to current building codes, or not approved to be left by park reimbursement of site deposit, if applicable.

G. SEPTIC SYSTEM

1. **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 ARE OPENED ONLY WHEN DUMPING). Only products approved by the owner are to be used. Flex hose must use rubber donut. Park models may be exempt.
4. 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, his family, guests, visitors or invitees. (e.g. tree cutting)
2. 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 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. Do not transfer firewood (palettes included) into or out of the park due to the threat of invasive species. All firewood MUST be purchased through the campground store.
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 under control at all times 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 website.
5. The relocation of firepits is prohibited without the approval of management.
6. Only one firepit per site is allowed.

J. GUESTS/CHILDREN/TEENAGERS

1. All guests visiting must purchase a guest pass through the park office and fill out a Visitor Permit Tag.
2. Guests must check in between 9:00AM and 9:00PM
3. Licensed occupant(s) of the site must be on site with guests.
4. Maximum of 6 guests per day.
5. Anyone under the age of eighteen is not permitted to be left in the park for prolonged absences day or night without parental supervision.
6. Children using any of the recreational facilities (swimming area and playgrounds) or equipment must be accompanied and supervised by an adult at all times. The owner does not supervise swimming areas or playgrounds.

K. PETS

1. Only nonaggressive pets are permitted, and the owner reserves the right to refuse entry to large or aggressive dog.
2. 2 dogs or 2 cats permitted per site only. Cats must be kept within the confines of the trailer.
3. All pets shall be leashed and always supervised unless supervised in the dog park.
4. 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.
5. Excessive barking will not be tolerated.
6. 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.
7. Pets are not permitted in the buildings comprising a part of the common areas and facilities, swimming areas or playground.
8. It is the Occupant's responsibility to care properly for any pet and to clean and restore any areas of the campsite or the 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.
9. All dogs are subject to the Dog Owner's Liability Act of Ontario, available at: 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 bicycle helmet.
4. Entering another occupant's site without permission is prohibited.
5. Playgrounds and swimming area are closed between dusk and 8:00AM
6. Quiet enjoyment — no occupant shall create, permit the creations of, or continuation of any noise or nuisance that disturbs the comfort or quiet enjoyment of any other occupant or guests 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.
7. The use of offensive language or profanities of any kind are not permitted on park property.

M. SWIMMING

THE SWIMMING AREAS ARE UNSUPERVISED. SWIM AT YOUR OWN RISK.

1. Dress appropriately for swimming and sunbathing; remember this is a family campground.
2. Children under 12 years must be accompanied by an adult or agent above 16.
3. Always have a buddy; swimming is at your own risk. Remember, there is NO LIFEGUARD ON DUTY.
4. ABSOLUTELY no pets allowed in or around the swimming or dock areas.

N. BOATS, DOCKS & FISHING

1. Motorboats and sailboats must be stored in designated areas and NOT on your own site.

2. Boat trailers must not be stored on your site. A designated area for trailer storage is available for a fee.
3. Docks are only to be used by Occupants with assigned dock slips.
4. All new docks and dock repairs must be approved by Management.
5. In season fishing in accordance with the Ministry of Natural Resources guidelines is permitted.
6. Fishing is only permitted on Fishing Dock and/or your own site if it is a waterfront site.

O. 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 of invitees on campground property.

P. MOTORIZED VEHICLES

1. No motorized vehicles such as ATV's, dirt bikes and/or minibikes (electric or gas) are permitted in the park. An electric bike with no pedals attached are considered a dirt bike regardless of size.
2. Golf carts are not permitted unless written permission has been given by management. Only those who can provide a doctors note for requirement of golf cart due to mobility issues will be considered.
3. Operators must have a valid driver's licence, and proof of liability insurance must be provided to Management.
4. Golf carts must be equipped with proper lighting, front and back and must have a park issued unique number attached to the front and the back.

Q. 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 door 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 objects 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 cardboard and wood in the assigned trailer. Do not throw waste around trailer. 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 building because of the odour. Do not burn diapers or animal waste in fire pits.

R. PARK OUTBUILDINGS

- 1. No pets, smoking, running or yelling in these buildings.
- 2. Be respectful of all the tables, chairs, and televisions.
- 3. The Recreation Centre can be used by all occupants, however; if the hall is being used by the Recreation Committee for a function, it is to be used at that time for the booked function only.
- 4. Clean up after yourselves, garbage in garbage bins, recycling in recycling bins.
- 5. Arrangements for the private use of the Recreation Centre must be made with the office prior to use.
- 6. PLEASE be respectful of other campers and keep bathrooms, showers, laundry room clean.

S. WORK ORDERS

- 1. Occupants may request work to be done on their site or within the park It is at management's discretions if such work is at the occupant's cost.
- 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 the loader tractor and operator is available upon request at a fee to the camper.

T. 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 the neighbouring properties. If the owner does not own the property, then you are trespassing.

U. SOCIAL MEDIA

- 1. No one shall post on the Bass Lake Park 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.

RECEIVED BY:

I hereby certify that I have read and understand the rules and regulation as written above and acknowledge that breaching any of the above rules and regulation 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

_____ Park Management Signature