

## PARK RULES AND REGULATIONS

These rules are designed to ensure that you and our other campers have a pleasant stay at our park.

**GENERAL:** The occupants renting sites are responsible for all the rules and for informing all other occupants and their guests of these rules. Any disregarding of these rules and regulations or non-compliance with written requests from Park Management may result in immediate expulsion from the Park without refund.

We the park management and staff, reserve the right to refuse entry or service to anyone. We will not be responsible for accidents or injury to our guests or loss of property while you stay here.

**THESE RULES GOVERN THE USE OF THE FACILITIES AT THE PARK AND ARE SUBJECT TO ANY CHANGES DEEMED REASONABLE BY THE PARK TO ENSURE AN ENJOYABLE VACATION BY ALL.**

**ALCOHOL** – Alcohol may only be consumed on your site.

**ATV'S & DIRT BIKES** – Riding of ATV's and dirt bikes are not allowed on Park property.

**BICYCLES & MOTORCYCLES** – Riding of bicycles is prohibited after dusk. Licenced motorcycles are allowed to drive directly to and from their site. They are not allowed to cruise around on Park property.

**BOATS** – Motorboats and sailboats must be stored in designated areas and NOT on your own site.

**CAMPFIRES** – You are responsible to control and extinguish your campfire. Management reserves the right to forbid campfires entirely in periods of excessive drought or when such fires pose a threat to the safety of others. Do not relocate your fire pit (fireplace) without permission from the Park Management.

**CHILDREN** – Children must be supervised by parents or guardians. Children under 18 must be on an adult supervised site by dark.

**DOCKS** – Only to be used by Occupants with assigned dock slips. (See dock rules). All new docks and dock repairs must be approved by Park Management.

**DRIVING/PARKING** – SPEED LIMIT IN ALL AREAS THROUGH THE PARK IS 10 KM PER HOUR - All unnecessary driving is discouraged. Roadways must be kept clear at all times for other vehicles or emergencies. Only driving with a valid licence is permitted. The same rules as on public roads apply, even to golf carts. Don't drink and drive. Don't drive with kids in the back of trucks or car trunks. Parking is restricted to your own site or designated parking areas only. Parking on roadways and empty sites is not allowed. Parking is restricted to two cars per site.

**FIREWOOD** – Firewood must be purchased at the Park. No firewood can be brought in from outside the Park.

**FIREWORKS** – No fireworks are permitted.

**FISHING** - No fishing in or near swimming areas is allowed. Fishing is restricted to Ontario provincial rules and regulations. Fishing is only allowed on Fishing Dock and/or your own site if it is a waterfront site.

**GARBAGE & RECYCLING** – Take your garbage to the garbage bin. No garbage from outside the Park is permitted. Please recycle the posted items into special designated bins. Only regular household garbage is allowed to be disposed of at our garbage station. All other items and hazardous garbage are not allowed to be disposed of in the Park. It is prohibited to put fire ash, branches, leaves or wood in the garbage bin. Please put all cardboard and wood in assigned trailer.

**GLASS & BOTTLES** – No glass or glass bottles of any kind are allowed in the Park except at your own site.

**GOLF CARTS** – Golf carts are only permitted if an occupant has a walking disability. Only electric golf carts are permitted. Operators must have a valid driver's licence. Proof of liability insurance must be provided to the Park office. Only golf carts with proper lighting on the front, lights or reflectors on the back and approved by the Park Management can be operated after dusk. All carts need to have a Park office issued, unique number attached to the front and back. Alcohol consumption or transportation is not permitted in golf carts. Breach of rules may lead to loss of privileges.

**GUEST PASS** – Must be purchased through park office. Licensed occupants of site must be on site with guests. Maximum of 6 guests per day. Guests staying overnight must sleep in occupant's trailer. Guests must fill out a Visitor Permit tag. Guests must check in between 9:00 am and 9:00 pm.

**MUSIC** – All music must be turned off by 11 pm. Please be considerate of your neighbours at all times. All music must be kept to a private listening level.

**OCCUPANTS PER SITE** – A maximum of one family per site and one trailer or camping/sleeping unit is allowed. Not more than 4 adults allowed staying overnight per site. Overnight rates are based on 2 people with at least one being an adult 25 years or older. Extra charges will apply for all additional people.

**PETS** – 2 dogs or 2 cats per site only. Cats must be kept within the confines of the trailer. No unattended chaining or tethering of a pet outside of the trailer shall be permitted. Pets must be kept out of any buildings comprising a part of the common areas and facilities of the Park, nor are they allowed at swimming areas or playgrounds. All pets must be tagged, have proper shots, and shall comply with any applicable laws or municipal by-laws. It is the Occupant's responsibility to care properly for any pet and to clean and restore any areas of the site or the Park where mess or damage has occurred. Noisy, aggressive, or unruly pets that constitute a nuisance or are not controlled by the Occupants will, upon written request from the Park Management, be permanently removed from the Park.

**PICNIC TABLES** – One picnic table per overnight site. Any covers must be removed when not in use. No picnic tables will be supplied to seasonal sites.

**PLAYGROUNDS** – Playgrounds are closed between dusk and 8:00 am.

**PRIVACY** - Please refrain from walking across other sites. Respect others privacy.

**QUIET HOURS** – Quiet hours are from 11:00 pm to 8:00 am. Excessive noise at any time will not be tolerated.

**TRAILERS/CAMPING UNITS PER SITE** – Only one trailer, sleeping or camping unit per site.

**TRAILER SALES**

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. 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 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% for waterfront sites 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 trailers must have grey and black water holding tanks with valves for dumping.
5. 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.
6. Only electrical connections with standard 30 amp plug and 10-gauge wire are allowed for trailers unless otherwise posted.
7. 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.
8. **Bass Lake Park is a Northlander Industries (Exeter, Ontario), General Coach (Hensall, Ontario), Forest River Park Model Division, Maple Leaf Homes \*New for 2022 season (Fredericton, New Brunswick), Coachmen Catalina Travel and Destination Trailers and Salem Destination Dealer. All new park models and destination trailers for seasonal sites must be purchased through Experience Camping RV Sales & Service or will be subject to a pad fee. Information on trailer sales is located at [www.experiencecamping.ca](http://www.experiencecamping.ca)**
9. 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 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.
10. Only brand-new park models purchased through the park are permitted on waterfront sites. Currently Experience Camping Ltd. is a dealer with Northlander Industries, General Coach, Forest River Park Model Division, and Maple Leaf Homes. (Current manufacturing time is approximately 2 to 3 years with General Coach and Northlander Industries; 12 months for Forest River; 10 months for Maple Leaf Homes.)
  - a. Expiring after the 2023 camping season, existing park model units 3 years old or newer may be moved to a waterfront site, if under the same ownership as when originally purchased.

11. 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.

**SOLICITING** – The Occupants acknowledge and agree that no business or sales of any kind shall be advertised or conducted on Park property without approval from the Park Management in writing.

**SWIMMING** – Swimming in the lake is at your own risk and only allowed during daylight hours.

**SWEARING** – Offensive language/profanities of any kind are not permitted on Park property.

**TREES & SHRUBS** – No cutting, defacing, nailing, removal (dead or alive) of shrubs, trees, etc. is permitted on Park property including sites. Permission must be obtained from the Park Management in all cases. Ropes or clotheslines around trees or branches are not permitted.

**VANDALISM & THEFT** – There is a zero-tolerance policy in effect with respect to any acts of theft or vandalism within the Park.

**VISITORS** – Daily visitors must leave the Park by 11:00 pm. All visitors and their vehicles must be registered with the Park office. All visitors must pay applicable fees. Children under 3 years old and under and seniors 65 years old and older are free. Proof of age is required.

**WATER USE** – Water use is restricted to drinking and household purposes including watering flower beds. We also allow washing of trailers. All other uses (such as washing cars etc.) are not permitted.

**WEAPONS** – No weapons of any kind are permitted on Park property.

**AGREEMENT** - Every Seasonal Occupant must sign a Licence of Occupation that must be renewed every year by September 30th. All notices to the Owner must be made in writing.

**ADD-A-ROOMS & ROOFS** – Only pre-manufactured roofs, add-a-rooms and enclosures by H&H are allowed. Existing buildings are grandfathered if in good condition until Seasonal Occupant upgrades his/her unit or sells his/her unit on their site. See under site changes. Buildings erected without written approval must be removed from the property.

**CONSTRUCTION** – Any construction is only allowed to take place in May, June, September and October, any day, from 9:00 am to 5:00 pm. In July and August, it is only allowed Monday – Friday from 9:00 am to 5:00 pm. All construction must meet applicable building codes and be approved by Park Management.

**DECKS** – Size, design, material, and finish used must be approved by the Park Management in writing. Decks must be stained in a natural wood colour or left unstained. All building materials must be new. All decks must be properly engineered and meet applicable building codes.

**EQUIPMENT PERMITTED** – One trailer or camping/sleeping unit, deck, add-a-room and one shed are permitted on a site. The size of the deck and add-a-room will depend on the site and RV/trailer size. No extra tents except by special permission of the Park Management are allowed. One fireplace per site.

**FRIDGES** – A second fridge is only permitted if stored inside a shed. Additional charges apply unless site hydro is metered.

**GRASS CUTTING & SITE MAINTENANCE** – Grass cutting, weed eating and site beautification are your responsibility. If the Park Management cuts your lawn or does any other necessary maintenance, a fee will be charged. Please keep your site neat and tidy. No unnecessary building equipment, tools etc. are allowed to clutter your site. All must be kept in an approved shed or in your camping unit when not in use.

**INSURANCE** – It is the Seasonal Occupant's responsibility to have adequate trailer and liability insurance coverage. The Park office must be supplied with proof of your insurance policy. The Park will not be held responsible or liable for any property damage or theft.

**OFF SEASON** – Our Park is closed in the off-season. We allow Seasonal Occupants in good standing to park in front of our entrance and walk into the Park to check on their unit in the off-season. We do not allow anyone to stay overnight. Please inform the Park Management of your arrival for security purposes.

**SATELLITE DISHES/TV ANTENNAS** – 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 Seasonal Occupant's site. Trees, tree branches and shrubs must not be removed to allow better satellite reception.

**SHEDS** – Only one shed is allowed per site. Maximum size of shed is 8 X 10 feet. All new sheds and their location and size must be approved by Park Management in writing. Restrictions apply. Existing sheds are grandfathered if in good condition until Seasonal Occupant moves from the site.

**SITE CHANGES (ADD-A-ROOMS, DECKS, SHEDS)** – All site changes (new or relocating) such as add-a-rooms, patios, roofs, decks, fireplaces, posts, fences, trees and shrubs etc. or removals must be approved by the Park Management in writing.

**SKIRTING** – 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 Park Management. We encourage all our Seasonal Occupants to skirt their trailers.

**SOCIAL MEDIA** – Experience Camping Ltd regularly monitors social media. If there is a complain or concern, please approach management directly. Social Media posts that are slanderous, false, inappropriate, or anything that negatively reflects the campground, the campers, the employees, or the owner will not be tolerated and will result in termination of this agreement with no refund. Please take care of others when posting and sharing photos.

**STORAGE** – Storing vehicles, utility trailers, boats, ATV's, snowmobiles, dirt bikes or additional camping units on any site is not permitted, except in designated storage areas. **NO UNLICENCED VEHICLES ALLOWED** on the Park property. All on-site accessories must be stored inside and not visible, except tidily piled firewood.

**RENTING OUT RV'S/TRAILERS** – Subletting, renting or leasing out your RV/trailer is strictly prohibited.

**REPAIRS** – No repairs to any motors, vehicles or watercraft are permitted on the property.

**TARPS** – No tarps are allowed as a windbreak or cover on RV/trailer units during the open season.

VACANT SITES- Effective in 2022: 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.

VACATING SITE – 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 the Park Management is subject to the cost of restoration. Please leave your site clean for the next Seasonal 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 Management, must be removed when vacating a site. Only sites left clean will qualify for reimbursement of site deposit, if applicable