



BRENNAN HARBOUR

RV PARK

2304975 Ontario Ltd.

POLICIES and PROCEDURES



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Occupancy of Sites

PAGE 1 of 2

16/02/18

Site fees are based on a family of 2 adults and 2 children or grandchildren aged 14 years and under. Campers may register additional adults or children to their site for the current park pass rate, which would give them the same park privileges.

Parking

Seasonal fees include 1 RV Unit plus 1 other vehicle. Additional vehicles will need to be registered at the office and applicable extra rates will apply. Additional passes are available at daily or seasonal rates. Additional vehicles, once registered can not be parked so as to block any other site or roadway. Receipt must be displayed on dash.

Visitors

Visitors must register and pay at the office **before** entering the park. Unregistered Park visitors who do not register before entering the Park will not be welcomed and will be asked to leave Park premises. Park property usage is a privilege extended only to the registered guests and paying visitors. Any unregistered person / vehicle coming into the Park is trespassing and will be dealt with accordingly.

Resort Next Door - Please remember that the Resort next door is Private Property and treat it accordingly.

Fishing, Boating & Water Sports - Please be careful of the shallow water in Bushwell Bay and heed the fishermen in the bay. Please avoid water skiing, using PWC, and other power boats in the bay that will readily upset the fishing habitat.

Responsibility

Registered campers are responsible at all times for the safety and conduct of their family and any visitors to their site.

Quiet Hours

11:00 pm to 8:00 am. Minimal noise tolerated, no music, no dogs barking. All children under the age of 16 must be on their own sites after 10:00 pm or accompanied by an adult. Noise disturbances to others will not be tolerated at any time.

Pets - Brennan Harbour is a pet friendly Park. Pets must be kept on a leash and quiet. Please clean up after them and be considerate of others. Due to public health concerns dogs are not permitted on the beach or in the water. Please do not leave your pet unattended or alone at any time. Pit Bulls, Rotweillers and Dobermans are not allowed in our Park. **Please Practise Poop and Scoop at all times.**

Construction in the Park

There will be no fences or obstructions permitted on any site without written approval from management. Storage sheds and/or gazebos are permitted with 1 per site and each cannot exceed 64 square feet. Sheds need to be of the newer plastic type construction. All units must be approved by park management and properly maintained or Park staff will deconstruct them and you will be charged for the cost of removal. Tents of any kind are not permitted on any site.

Decks are permitted on seasonal sites providing a drawing of construction is submitted to the office and is approved. All construction drawings will be kept on file. Decks must not exceed the length of the trailer with a maximum width of 10 feet and can not be attached. All structures must conform to OBC and be approved by management.

Florida rooms, add-a-rooms, and aluminum awnings shall only be purchased from and installed by persons or firms who have been approved and appointed by Park Management. This policy is intended to maintain the quality and appearance of the park. Unauthorized construction can and will be taken down at the owner's expense.

Trailer / RV Skirting - All trailers on park property should be skirted. Acceptable skirting materials are lattice (wooden or plastic) and vinyl siding approved through the park office. Skirting of trailers not only improves the look of the park but also is necessary for many insurance companies.

Illegal Substances - Drugs or any other illegal substances are not allowed in the Park for any reason.

Park sites must be kept in a tidy and clean manner. Grass must be kept cut, trimmed and free of all rubbish and debris. Lawns will be cut and charged to your account if not maintained. Spring leaf clean up must be done by the conclusion of the May 24th holiday weekend. Campers notified of problems and complaints regarding their lot must take appropriate action to comply with park rules or may be asked to leave the campground. The Park does not allow for anything (hammocks, clothes lines) to be fastened to OR hung from any trees within the Park. These can be safety hazards as well as being very unattractive and harmful to the trees.

Golf Carts, ATV's and Motorized Vehicles

All motorized vehicles operating on Park Property must be driven in a safe and responsible manner. The Park speed limit is 10 KM. The operator must hold a Government Driver's License and the number of passengers can not exceed the number of seats. Please keep in mind that any motorized vehicle has the same liability as driving your car. Please consider insurance and remember that you or your guests can be charged with impaired driving while on park property.

Garbage

All household garbage must be put in plastic bags and placed in the bins provided. The park may also provide plastic, glass and paper recycling bins for camper use. Put garbage free compost (leaves and grass) in **recyclable paper bags** and place them next to the garbage and recycling bins. We cannot dispose of anything else. All larger appliances and other items must be taken to the local dump; please see office for directions. The garbage area is monitored

Sewage

Park sewage is contained throughout the park in various holding tanks that are pumped routinely throughout the season. The system is designed to handle human waste and is not intended for items such as feminine products, condoms or grease. Abuse of these rules can severely damage the park system and cause backups that nobody enjoys. Please ensure that you are sewer wise and only flush human products. Abuse will not be tolerated.

Water System

The water for your site comes from our wells. We highly recommend bringing your own drinking and cooking water. Water service to all sites is generally operational from early May to mid October for the use of park clients. The system is dependent on current weather conditions that are sadly beyond the control of Park Management. The maintenance staff cannot foretell an emergency shutdown due to plumbing breaks or cold weather and therefore cannot give notice. Please be assured that we have your best interests in mind and we always strive to make repairs as quickly as possible. As the water to your site comes from our own wells, there is a limit to the amount available. Washing of trailers is only permitted on weekdays during the early spring. It is not possible to allow you to wash your trailer on weekends at anytime. Please do not wash the sidewalk, patio or your car in the Park.

Trailers / RVs that have dishwashers and/or washing machines will be subject to an additional charge. Campers found to abuse the water system may be asked to leave the campground.

Camp Fires

Must be contained in an approved fire proof ring made of metal or stone and can not be left unattended at any time for any reason. No wood may be brought into the Park. All firewood must be purchased from the Park.

Trailer Sales

All trailer sales must be arranged through the Park office and pass both a TSSA and trailer inspection.

Insurance

All units must carry a MINIMUM of \$2,000,000 in Liability insurance along with appropriate Fire and Theft coverages. You will be required to supply a valid copy of your Policy every May 1st along with your seasonal site payments.

RIGHTS

Brennan Harbour RV Park - 2304975 Ontario Ltd. is a privately owned family campground. The Park management retains the right to remove any object, vehicle, boat, trailer, RV or camper(s) due to lack of cooperation. Brennan Harbour is not responsible for any damage to any RVs, trailers, boats, vehicles or items left on Park property caused by freezing, fire, vandalism, theft or acts of God

Written notice will be given for infractions to the above listed Park Policies and Procedures. One or more notice(s) may result in the EXPULSION of said camper, their family and RV unit from our Park. There will be no refunds issued for the unused portion of the season.