



BRENNAN HARBOUR RV PARK

2304975 Ontario Ltd.

POLICIES and PROCEDURES



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SPANISH

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B-308 BRENNAN HARBOUR ROAD, BOX 389, SPANISH, ON, P0P 2A0

Occupancy of Sites:

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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. They must be parked in our additional parking area. 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, Rottweilers and Dobermans are not allowed in our Park.

Please Practise Poop and Scoop at all times anywhere on Brennan Harbour Property.

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 built to OBC standards 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. Unauthorized construction can and will be taken down at the owner's expense.

Fish Cleaning: Please do not put ANY fish remains in your / our garbage as our bin is only emptied on Fridays. Please dispose of them out in the water, bury them or place them in a bucket by our bin for our disposal.

Tents: Tents of any kind are not allowed in our Park at any time.

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 including the discharging or firing of guns, rifles, air guns and air rifles, pellet pistols or rifles and BB rifles of any sort is not allowed in the Park for any reason.

Smoking and Cannabis:

The Occupant hereby acknowledges that the smoking or vaping of tobacco or cannabis (medical or recreational), and the use of e-cigarettes (including e-cigarettes containing cannabis, medical or recreational), is prohibited in the Park in accordance with applicable provincial legislation and regulations, as amended from time to time. Without limiting the generality of the foregoing, the aforementioned smoking, vaping or use of e-cigarettes is prohibited in all sheltered (roofed) common areas within the Park and in all playground areas used by children and within 20 metres of same.

If the Occupant generates smoke or vapors from tobacco or cannabis (medical or recreational) that interferes with the reasonable enjoyment of other occupants of the Park, the Occupant will be asked to take steps to minimize the interference or disturbance to others or refrain from generating such smoke, subject only to Human Rights considerations.

Smoking and Cannabis - Continued:

The Occupant shall not cultivate, grow, produce, purchase, sell or distribute any cannabis plant or product in any areas within the Park, including on their or any other Site.

Site Maintenance:

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 long 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 harmful to the trees. **All changes must have Management approval before doing.**

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 Licence 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 proper 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. **Fish entrails** and waste **CAN NOT** be placed in our garbage 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 waste. 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 can not 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 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. Smoke must be kept to a minimum so as to not annoy or interfere with the reasonable enjoyment of other campers. Any wood brought in from outside the park must be clean of any parasites otherwise the camper(s) may be liable to fines and / or asked to leave the Park.

Trailer Sales:

The Occupant acknowledges and agrees that no sales shall be advertised or conducted on any Site without the permission of the Owner and the Owner strictly reserves the right to act as the exclusive sales agent within the Park with respect to the sale of any trailer or structure. A 5% commission may be charged on sales.

Insurance:

All units must carry a MINIMUM of \$2,000,000 in Liability insurance along with appropriate Fire and Theft coverages. **You are required to supply a valid copy of your Policy by 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.

EARLY SITE VACANCY:

A site that is vacated early or terminated for any other reason than set out previously, may, at the discretion of the Owner, be issued a refund of any seasonal fees paid. Such refund may be issued should the site be Released to another party, based on pro-rated Daily, Weekly or Monthly site charges. Anyone deciding to leave over the winter for any reason must vacate and clear the site by no later than May 1.

**Written or Verbal 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.**