

SCHEDULE A – SEASONAL CAMPING
(FORMING PART OF THE LICENSE OF OCCUPATION)

2726124 Ontario Ltd.
o/a Ray's Cottages

Date of Last Revision: December 2019

The following rules and conditions are required to operate a professional campground business and are intended to help provide a safe and enjoyable camping experience for all of our guests.

Administration

1. Seasonal camping begins the Friday of the May long weekend.
2. Seasonal camping ends the Tuesday following the Thanksgiving holiday.
3. When the park is closed only pre-authorized access to the site will be permitted.
4. All trailers must have property and liability insurance coverage.

Site Maintenance

1. Occupant is responsible for keeping sites mowed, neat and free of unnecessary items. If occupant is unable to do so, Ray's Cottages will complete the work and charge accordingly.
2. Occupant is responsible for keeping the exterior of their trailer in good visual appearance. If occupant is unable to do so, Ray's Cottages will complete the work and charge accordingly.
3. Add-a-rooms (hard wall) and rigid awnings (non-canvas) must be of a pre-manufactured and pre-engineered type. Sheds must not exceed 10' x 10' and must be of steel, plastic, vinyl siding or natural wood. Only one shed is permitted per site. All construction projects must be approved in writing by a campground representative.
4. All Occupants prior to December 4th, 2019 are grandfathered with regards to existing storage sheds. If your site is grandfathered you may replace your existing storage with prior approval from Ray's Cottages. However, any request for new storage will require the entire site to comply with the rule of one storage shed not to exceed 10' x 10'.
5. Ray's cottages reserve the right to demand repair or removal of any structures that are not kept in an appropriate state of repair.
6. Extra fridges or freezers must be kept in a vented shed or add-a-room. Only one extra appliance is allowed per site*. If an extra fridge or freezer is required applications will be considered.
7. Sawing and hammering are not permitted on Sunday. Refrain from doing loud yard work on Sundays. Deck or shed projects undertaken by Occupant should be completed before July 1st or started after the Labour Day Holiday.
8. Please dispose of all wastes properly. Residential garbage and recycling can be deposited at the dumpster. Please sort recycling appropriately. Any hazardous material (ex. paint) or large garbage items such as furniture, appliances, e-waste or other large items must be taken home for disposal.
9. From time to time, management may require the removal of trailers and equipment from the Occupant's site in order to complete maintenance and improvements.

Sale and Repair of Trailers

1. Any trailers over twenty (20) years old must be removed when site is vacated. Ray's Cottages reserve the right to not allow trailers under twenty years old to be re-sold on-site.
2. Selling of any trailers on site is to be pre-approved by Ray's Cottages. The trailer must be inspected and permission given for it to be listed for sale. Once a prospective buyer has been found Ray's Cottages must approve the new buyer and they are required to review and sign a License of Occupation.

*See Seasonal Camping Fee Schedule for pricing

3. Please check with Ray's Cottages if you are contemplating replacing your trailer with a different new or used trailer. You must get written approval from Ray's Cottages prior to doing so. This permission may or may not be granted. Your current contract is with your current trailer.
4. All trailers must be equipped with a black water holding tank. There must be no black water sewage allowed to seep into the ground.
5. Heating shall be provided only by factory installed heating units. Electric space heaters are strictly prohibited.

Use of Site and Common Areas

1. One car per site is included in your seasonal fee. Additional car passes may be purchased*. Please instruct visitors to park in designated parking areas.
2. No storing of boats, travel trailers or non-licensed cars in your driveway or in the visitor parking lots. Boat launch/parking passes can be purchased on approval from Ray's Cottages*. Boats launched or parked on site must provide Ray's Cottages with proof of insurance. Ray's cottages in not responsible for any boats or boat contents while parked or used on site.
3. There will be no transient camping tents permitted on seasonal sites.
4. Hydro is included in your seasonal fee. We ask you be responsible and conserve hydro where possible. Many campgrounds have gone to individual meters with the rise in cost of hydro. We hope by working together we can keep costs low and avoid individual metering.
5. Clotheslines are not permitted.
6. Docks are permitted to be installed on sites 1-6. The Occupant must accept all costs, maintenance responsibilities, installation and removal and liability of installing the dock. If the Occupant choses to leave a boat in the water tied to the dock, they also assume responsibility for the boat in the water and any damage or liability associated with that boat. Dock design must be approved by Ray's Cottages.
7. Firearms of any kind including BB, pellet or CO2 are strictly prohibited.
8. Swimming is at own risk. No lifeguards on duty. No swimming after dusk.
9. Please be responsible when driving in the campground. Driving slowly is not only for safety but also helps to keep dust down during dry months.

Pets

1. Occupants are expected to clean up after their own pets.
2. Dogs must always be kept on a leash. Pets should never be left alone on the site. If noise is a problem, or your pet is offensive in any way to other campers, Ray's Cottages reserves the right to ask you to remove your pet from the campground.
3. No more than two dogs are permitted per site.

Noise

1. Please be considerate of your neighbours. Quite time is from 11pm to 8am. All activities must cease at 11pm, which includes radios. Visitors must leave by 11pm. Excessive noise at any time will not be tolerated.
2. Firecrackers and fireworks are prohibited unless approved by Ray's Cottages.

Supervision of Minors

1. Swimming areas are off limits after dusk.
2. The campground does not provide lifeguards at swimming areas or attendants at recreation areas. Parents or guardians are responsible for the supervision of their own children.
3. Those under the age of 18 years must have a responsible parent or their agent who is not less than 18 years of age on the campground premises at all times.

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Visitors

1. We ask that all visitors please check in at the office on arrival.
2. If visitors are arriving in their own vehicle it must be parked at one of the parking lots, not on the site, unless no other vehicles are present.
3. Day visitors must leave by 11pm.
4. Overnight visitors staying after 11pm and over the age of 18 are subject to the overnight fee*.
5. Remember that you are responsible for the conduct of your guests and that minors must be supervised.

Campfires and Firewood

1. No chain saws are permitted. The burning of whole skids, tainted wood, plastic or garbage is not permitted. Firewood must be pre-cut prior to coming into the campground. Firewood must be stacked neatly in sheds or beside trailer or shed.
2. Fires are only permitted within designated fire pit areas. Please keep fires moderate in size and never unattended. Thoroughly douse fires when unattended.
3. No removal or damage to live or dead trees is permitted.
4. Do not nail or chain anything around or on any live or dead trees.
5. Campfires are not permitted during a burn ban. If a burn ban is on a notice will be posted at the office.

Alcohol, Smoking and Vaping

1. According to provincial law, alcohol may only be consumed on your site and in your trailer.
2. You are responsible to ensure that underage drinking and underage consumption of cannabis does not occur on your site.
3. The Occupant shall not cultivate, produce or distribute cannabis anywhere on Park lands, the Site or in the Occupant's trailer.
4. Lawful consumption of alcohol, and the smoking or vaping of tobacco, cigarettes, or cannabis, is permitted on the Occupant's Site only and is prohibited in all common areas of the Park.
5. In the event that consumption or smoking on the Occupants Site is the subject of valid nuisance complaints by other Occupants or their visitors, as determined solely by Ray's Cottages, they may be further restrictions on Site consumption or smoking as deemed by Ray's Cottages as appropriate.
6. Use of illegal drugs anywhere in the campground will result in eviction and possible termination of license of occupation.

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