

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

2726124 Ontario Ltd.
o/a Ray's Cottages

Date of Last Revision: February 2023

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 8' x 8' and must be of 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 8' x 8'.
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 Ten (10) years old must be removed when site is vacated. Ray's Cottages reserve the right to not allow trailers under fifteen 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. Please turn off air conditioning when not on site.
5. Clotheslines are not permitted.
6. Firearms of any kind including BB, pellet or CO2 are strictly prohibited.
7. Swimming is at own risk. No lifeguards on duty. No swimming after dusk.
8. 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.

Vehicles Licensed for Highway Use:

1. Drivers must have a valid drivers license, proof of liability insurance, and follow all Ontario driving laws to drive in the park.
2. Drivers **MUST** obey posted speed limits and be prepared to stop at any time. Speeding is strictly prohibited. If drivers do not adhere to speed limits it can result in eviction.
3. Any vehicles deemed to be excessively noisy or otherwise not conforming to the regulations may be banned from the site.

Vehicles Not Licensed for Highway Use: All-Terrain Vehicles (ATV), Utility Terrain Vehicles (UTV) & Golf Carts

1. All ATV, UTV & Golf Carts (know hereafter as "Off Road Vehicles") on the property must be pre-approved by Ray's Cottages. Dirt bikes are not permitted.
2. Ray's Cottages reserves the right to deny off road vehicle usage on the property due to condition, size, year, or sound of vehicle.
3. Drivers of off road vehicles must have a valid driver's license and proof of insurance to drive in the park.
4. Approved helmets must be worn at all times when operating off road vehicles in the park.
5. Operation of off road vehicles is strictly prohibited under the influence of alcohol or cannabis.
6. Off road vehicles are not permitted to be operated prior to 9am or after 8pm (or dark).
7. If you have an off road vehicle on your site it is counted as one of your permitted vehicles, unless included with a boat launch fee. Additional vehicle parking fee will apply where applicable and will be required to park in group parking.

*See Seasonal Camping Fee Schedule for pricing

Boat Launch:

1. Use of the boat launch is on a first come first serve basis.
2. Boats should be prepped and ready to launch. Have your boat ready!
3. We ask that boats are launched safely and in an efficient manner. Do not moor your boat to launch ramp dock, wash your boat or do unnecessary things at the launch area.
4. Boats should only be tied to the dock during launch procedures. No docking is permitted.
5. All boats launched prior to sunrise must be done so in a careful and quiet manner so as not to disturb other guests or cause damage to the dock or launch. Boats must be out of the launch and parked prior to sunset. If you plan to be on the water past dusk, we ask you use the municipal launch.

Fish Cleaning Station:

1. The fish cleaning station is to be run and maintained by the seasonal community. Ray's Cottages takes no responsibility for this station.
2. The seasonal community is required to establish rules regarding fish gut disposal and a cleaning and maintenance schedule. These rules need to be policed by the community, not Ray's Cottages.
3. Ray's Cottages guests / boat launchers will not be allowed to use the station unless permission is granted by a member of the seasonal community.
4. Ray's Cottages reserves the right to remove this station at any time if it is not maintained properly or fish guts are left for extended times.

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. Quiet 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.

Visitors

1. At least one Occupant must be present at all times during a visitors stay.
2. We ask that all visitors please check in at the office on arrival.
3. 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.
4. Day visitors must leave by 11pm.
5. Overnight visitors staying after 11pm and over the age of 18 are subject to the overnight fee*.
6. Remember that you are responsible for the conduct of your guests and that minors must be supervised.

*See Seasonal Camping Fee Schedule for pricing

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, Vaping & Cannabis

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 Occupant's Site is the subject of valid nuisance complaints by other Occupants or their visitors, as determined solely by Ray's Cottages, there 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.

I the Occupant agree to all the terms listed in Schedule A:

Occupant Signature: _____

Print: _____

Date: _____