

Killdeer Beach Resort Regulations & Guidelines 2022

tweaks /changes to this agreement for the 2022 season Highlighted in Red

Respect for one another is Key to the Success of our Community at Killdeer Beach Resort

General seasonal rental agreement:

- Seasonal sites are rented on a yearly basis. Invoices will be sent out early in the year with payment due on or before May 1 or on an approved payment schedule.
- Seasonal camping rates include power, sewer, water & camping for the owners of the RV unit, his or her spouse, and dependents under the age of 18 and living at home. All others will be charged as guests.
- Upon approval tenants are permitted to construct an open deck (maximum 250 sq. ft.), covered deck additional charge, one garden/storage shed (maximum 8' x 10') and one fire pit. All other structures existing or new will be charged at the current rate. There is a ban on building new habitable enclosed or partially enclosed structures. Sleeping accommodations outside your RV is not permitted.
- Sewage disposal - please notify us when your tank is nearing full.
- The use of generators is prohibited.
- Electrical service is 15-amp power, RVs must use propane for hot water tank & furnace and use of electric heaters, electric stoves, electric hot plates, electric water heaters or ice makers is prohibited. **Electric vehicles are not to be charged on site.**
- There is a surcharge of \$160 for the use of outside refrigerators.
- A renewal commitment every September to indicate continued occupancy or vacate by September 30. **We consider your RV etc. occupying your site after Sept. 30 as committing to next season.** Winter RV storage from September 15 current year to April 25 next year is included in the next year's seasonal camping rate. If tenant decides to cancel the lease renewal, there is a \$600 winter storage fee, and the tenant is to let Killdeer Beach Resort know by April 1 and vacate their site by April 25. After April 25 there is a \$50 per day charge until unit is removed and site cleaned up.
- All tenants are to notify us if they intend to remove their unit for whatever reason.
- All tenants are to sign the rental contract and waiver before occupying their site.

Hours of operation:

- Killdeer Beach Resort is open from the first weekend in May to **most likely last weekend in** September of the same year. During the season, the gate is closed daily from 11 pm to 7 am. No visitors are to be admitted after 11 pm. **Please let us know if someone will be arriving after 11 pm.**

Guest admission fees:

- The gate admission fee for day visitors is \$5 per person per day (7am - 11 pm). Overnight guest charge is \$10 Children 5 and under are free. Overnight 14 & under \$5.
- Guests are admitted by the invitation of registered campers and they are to ensure that their guests register with the office. Tenants are to be on site when they have guests. Season guest passes are available for \$80 plus GST for regular guests including adult children over 18.

Site size and parking:

- Because the sites are not clearly defined, tenants may be required to move any structure that may be encroaching on other sites or common areas.
- There is a limit to one vehicle per site within the campground unless the camper has paid for available extra area. Extra vehicles can be parked along side the driveway into the park.
- Tenants must not park on roads or in areas used as access to other sites. Guests other than café patrons are required to park in designated areas outside of the gate.

Garbage:

- Tenants must dispose of their own household garbage in the dumpster provided by Killdeer Beach Resort. Arrangements can be made to deal with any construction waste, **metal, old BBQs. The landfill has strict regulations and fees.**

Quiet time:

- Respect your neighbour. Quiet time is from 11 pm to 8 am the following day. Holding loud parties or playing music **after 11 pm** is prohibited. Tenants are asked to refrain from building, sawing, nailing or chopping wood before noon on Sundays.

Alcohol and other substances:

- Store alcohol & other substances out of sight and use discreetly. Public intoxication from alcohol and other substances is not permitted and will be dealt with accordingly.

Natural vegetation & site maintenance:

- All tenants to keep their sites clean & tidy, tenants are responsible to cut the grass on their site and remove garbage on a regular basis. Please no cutting down of any trees and do not put nails or screws in or tie ropes tightly around trees.
- We will maintain grass etc. up to your site as close as possible.

Speed limit & driving in the campground:

- Speed limit is 10 km/hr., there are a lot of children playing in the campground. Impaired driving (boats or vehicles) will be reported and is not permitted.

ATVS, dirt bikes, scooters & golf carts:

- Operation of ATVs and dirt bikes are not permitted in the campground unless it is to go directly to and from your site and the exit between the hours of 8 am & 10 pm daily and only if they are insured. No ATVs owned or operated by guests are allowed in the campground. To avoid multiple trips back & forth to your RV during the day please park outside the gate. **We do not want ATVs to be used to get around the park.**
- Golf carts shall be driven only by people with a valid driver's license on roads only within Killdeer Beach Resort and not on the common areas or lakeshore. Owners must produce proof of liability (requirement from Killdeer Beach Resort insurance provider) and owners will be supplied with a park tag. There is a \$75 charge for all golf carts.

Gate:

- The lower gate is operated by remote control. The gate is locked from 11 pm to 7 am daily. Please park outside the gate if planning on leaving earlier. For emergency access after 11 pm call 780-967-5672. **We have accommodated late arrivals but please do not make this a habit.**

Campfires:

- County fire bans are to be obeyed. Campfires are to be contained in fire pits and bon fires are prohibited. Scrap wood & pallets etc. are not to be cut up for firewood in the campground. Wood

is to be neatly stacked and no tarping of wood allowed. **We have firewood for purchase, tenants may bring in their own wood in their own vehicle as we do not permit commercial vehicles or businesses to sell firewood on site. Weekend campers are not to bring in their own firewood.**

Water taps:

- Have water taps turned off when not on site.
- Central water taps are not for permanent hook up.
- Water is not guaranteed to be potable, do not use as drinking water.

Tents:

- There are no designated tent sites. Tents for guests of tenants are permitted only on sites with adequate room. There is a charge per night payable in advance. All tents must be removed each time tenant leaves to prevent damage to grass etc.

Off season:

- Due to security, insurance, and zoning regulations, off season camping, or day use is not permitted in the off season. Other types of entry may be able to be arranged with us and registered tenants will be given permission to enter for the purpose of checking on their RV.

Building, projects, RV and site changes:

- **Any changes or additions to your site or** prior to starting any construction project, approval must be obtained from us. **This includes decks, fencing, switching out RVs, etc.**
- Construction projects i.e., decks, to be completed by start of July.

Sub-letting & Sale of RVs:

- Subletting, time sharing arrangements, re-renting, lease assignments or lease transfers are not permitted.
- The sale of RV units which includes lot leases is generally not permitted. If the RV is to be moved off site and/or permission is granted to sell an RV unit, the seasonal rent due must be paid in full prior to any RV unit being offered for sale. All leases are not automatically transferrable, and all new tenants must fill out a tenancy application. All new seasonal units should be no older than 15 years and in good operating condition.

Boats and Watercraft:

- All boats, boat trailers, boat lifts, and other watercraft are to be registered with Killdeer Beach Resort. Charges for boats and watercraft apply in addition to lot rent.
- Use the piers and docks at your own risk.

Playground and Beach:

- Parents & guardians are responsible for supervision of children under 18 on Killdeer Beach Resort property. **Please bring your own sand toys and remove them each day. There have been a lot of old broken toys with sharp edges and pieces in the sand so there will be no on-site toys.**
- Use the playgrounds, playground equipment and beach at your own risk.
- Treat playground and users with respect.

Dogs/Pets:

- **All new pets must be vetted by us.**
- All dogs/pets are to be leashed and cleaned up after, please ensure your children have dog bags etc. if walking with pets.
- No dogs/pets are allowed in the playgrounds or beach area. **Pets may enter the water where the boats are launched.**

- Dogs/pets are not allowed to roam freely at Killdeer Beach Resort. **No kennels allowed.**
- **If tenants have visitors please leave visitor pets at home.**
- **New this season - only one dog will be allowed per site. For existing tenants the pets you already have remains as is.**
- **Small to medium size dogs will be the preferred choice when accepting new tenants.**

Please comply and discuss any concerns or disagreements as they appear. Killdeer Beach Resort is not responsible for results and damages arriving from noncompliance or poor choices and behaviours from tenants. Abusive or dangerous behaviour from people or pets will not be tolerated and dealt with immediately.

