



Camping Cantley Inc.
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REGULATIONS ANNEXED TO THE CAMPSITE RENTAL AGREEMENT - 2021

Campsite Rental Agreement permitting one camping equipment per site, is between CAMPING CANTLEY hereinafter referred to as the Lessor and _____, hereinafter referred to as the Occupant of the site bearing the number _____. This appendix to the memorandum of understanding replaces any previous agreement and will be renewed each year, unless the Landlord decides otherwise or in the event of the departure of the designated Lessee.

Section A:	<i>Essential Conditions</i>
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1. The Occupant hereby declares having read the said regulations and undertakes to ensure that all (the family and his guests) are aware of, and will comply at all times with the regulations of CAMPING CANTLEY, during their presence on the premises.

2. The Lessor is not responsible for accidents that may occur on the site or during the practice of an activities on the said site, or for any damages caused to the camper's equipment by fire, theft, vandalism, accident, lack of electricity, falling trees or by the actions of other campers, visitors or other campsite customers. The occupant agrees to maintain at all times, an insurance policy covering all of his property and civil liability. He is responsible for notifying the lessor of any change in insurance while his equipment is on the campsite.

3. The Lessor is not obligated to reimburse in whole or in part any amount paid by the occupant who leaves before the end of the term indicated on the Campsite Rental Agreement. The Lessee must notify the lessor in writing (giving 24 hours notice) if they plan to remove their camping equipment for an outing. If this is not done, after an absence of more than 48 hours, the site will revert to the property of the Lessor who will subsequently be able to dispose of the said site as he wishes, and this without reimbursement or compensation to the Occupant.

4. The Lessor agrees to respect the preferential rate offered on the seasonal site as indicated on the Campsite Rental Agreement, as long as the indicated payment terms are respected by the Lessee. Interest rates of 5% is calculated on any balance not paid on the specified dates as indicated at in the agreement. The seasonal site can be paid in two installments, the first for April 15th and the second for June 15th of the current year. The Occupant who does not respect these conditions will lose the preferential seasonal rates and an amount of \$ 100.00 plus taxes for administration fees will be added to the rental fees as of June 16th of the current year. The Occupant is also notified that on July 1st of the current year, the seasonal sites for which the rental fees have not been paid in full will see the contract he signed become null and void. In this case, the tenant is advised that he will have to pay for the nights spent on the site at the regular daily rental price that is offered to travelers. Payment for the seasonal site is made by debit, cash, interac, e-transfer or check. No credit card will be accepted. A check returned by the bank will have an additional administration fee of \$ 35.00 plus interest on the balance due.

Section B:	<i>Site and its use</i>
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1. The Occupant must agree with the Lessor on how to occupy the rented site before signing the Campsite Rental Agreement. Only one camping equipment is allowed on the site. Boat and trailer must be left in the visitor parking lot and arrangements must be made with management.

2. The Occupant must leave a deposit on the site, upon signing the rental agreement. This deposit is to guarantee that the site will be left upon the Occupant's departure, clean and in the conformity requested in the regulations. This deposit ranges from \$ 150.00 to \$ 200.00, if a shed is installed on the site. The Lessor agrees to return this deposit 30 days following the Occupant's written notice, provided the site meets the owner's expectations. If the condition of the site is not accepted by the owner, a correction notice will be given to you with 10 days to make the corrections; otherwise the campground employees will take care of it and hold the advance to pay the work. Be aware that the loss of sod caused by lack of maintenance (not picking up the pine needles) could cost you this deposit.

3. The picnic table is not provided in the rental of the seasonal site. It can be rented for the season at an additional cost.

4. All additions, repairs or modifications to existing installations must be approved before being carried out. Failing to do so is risking having to remove the item or undo the work if they do not meet the new municipal or internal regulations. Important not to copy the neighbor and assume that permission has been given to him. Construction work is permitted before June 21 and after the long weekend of September, with exception of excluding Saturdays after 4:00 p.m. and Sundays, at all times. You must have written permission to use any power tool or chain saw.

5. It is forbidden to install on your site: wood shed, plastic or metal box, gazebo, carports, stationary parasol, small fence, tires, rocks, or archway. Only the approved metal shed (8 "x 6" or 6 "x 5" Spacemaker model in beige tint) will be permitted on site with Landlord approval of its location. No exterior modification will be permitted on the metal shed without the consent of the Lessor. The installation of a shed must be notified to the Management and the latter will make an adjustment to the deposit in advance of development as mentioned in this section under #2.

6. It is forbidden to take anything from vacant lots without a written permission from the owners.

7. The Occupant is responsible for the maintenance, cleanliness and safety of his site at all times. He must avoid poorly placed piles of wood (1 cord maximum) and cluttered stuff under the trailer. The lawn is accepted to a maximum height of 6 inches. A charge for the cut made by the campsite on the site whose limit is exceeded will be \$ 35.00. It is important to avoid cutting the grass after diner, on Sundays or in the morning before 9 a.m.

8. The site must be completely re-sodden before the tenant leaves the campsite, with the exception of the location of the trailer and its platform, if it does not exceed accepted standards, that is, eight (8) feet wide by the length of the trailer. If this is not done, the trailer cannot be removed from the land without a deposit of an estimated value being received by the Owner. The patio stones installed in front of the 8 'of the platform cannot be left without the written consent of one of the owners.

9. Decorative lights must not exceed a wattage of more than 7 watts, and are limited to the length of the awning or platform. The layout of them must respect a tasteful arrangement. **No lights are allowed in or around trees and they must be turned off at curfew.** However, it is encouraged to leave a night light to deter predators and to help illuminate streets and items left outside your camping units. The use of an automatic regulator must be compliant, otherwise the lights will be turned off by the campsite representatives.

10. Swimming pools, inflatable structures, boats are not allowed on the camper's site.

11. The use of electrical devices to kill insects must not operate after 11 pm or in the absence of the Occupant .

12. The retractable clothesline is accepted on condition that it is removed if not in use.

13. In the case of a transfer of goods, such as a trailer, patio stones, platform, shed or others, the new owner who accepts the non-conformity of a site, will be held responsible for returning the site to the satisfaction of the owner.

Section C:	Camping equipment
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1. We do not accept a new installation of a trailers older than 14 years in our seasonal site category. We have made a special category for these trailers called the hybrid sites. The pricing is a monthly rate discounted on the condition that the tenant agrees to take the site for the 4 months accepting to abide by the the conditions offered to seasonal campers. . The price of these site is more than the seasonal site but less expensive than the traveler's rate coming to rent for the month.

2. The use of the camping equipment is for a vacation stay only and is not for residential purposes. For this purpose, you are not authorized to use the address of the campsite for your personal use. Make sure that invoicing for an installation or a repair that is done on the campground premises is sent to your main address and not the one of the campground.

3. The Occupant agrees to keep his trailer clean and ensure that its propane system of his equipment is in good working conditions. The Occupant is advised that he must have an inspection of its propane system done by a company licensed for this purpose, at the following frequencies: an equipment aged 10 to 14 years, once, 15 to 19 years old every 3 years , and if aged over 20 years, annually.

4. The Occupant is advised that when purchasing his trailer, he is responsible for ensuring that it has a wastewater holding tank and that it has a camping toilet and not a house toilet . Otherwise, he will be required to make any changes to comply with our regulations before being able to install their trailer on the site.

5. All sewer hoses must have an adapter sealing the campsite pipes to prevent odors. It is also strongly recommended to keep your equipment hatches closed until it is time to dump in order to avoid blockage and/or get bad odors caused by other campers dumping.

6. The Occupant is advised that "FOR SALE" signs are not accepted anywhere on the campground (neither on the trailers, nor on the grounds). A notice board is installed at the park swimming pool. The maximum size accepted for an advertisement is 8 ½ "x 11" (including photos and text). Any information provided to the office will be shared by us with all the person requesting sale information. You must notify us in advance of the names of your potential buyers, as well as the date and time of their visit. This will allow them to have free access to the site.

Section D:***Animals***

1. The Occupant is advised that noisy, dangerous, dirty or quite simply harmful animals will not be tolerated. Dogs and cats must be kept on a leash at all times (Max. 8') and at no time be left alone on the site without adult supervision. Where possible, we ask that you allow your dog(s) to walk on the side of the street where there are no venues. It would be important to advise the visitor that their dog are no longer allowed on the campsite during a one-day visit.

Section E:***Guest***

1. The Occupant is personally responsible for his guests. He must ensure that all people are registered at the campsite reception and that their entry fee has been paid otherwise, the Occupant must pay the costs himself. The person caught bringing in an unregistered person will have their access card to the campsite deactivated and will suffer the loss of their entry rights to the campground.

2. The Occupant's visitors who come for the day must park their vehicle in the visitor parking lot, leave their animal at home and must leave the campsite no later than 10:30 pm.

3. A visitor who stays overnight cannot pitch a tent on your site. He must sleep in your equipment.

Section F:***Noise, fires and fire-curfew***

1. The Occupant and his guests agrees to respect other campers. Singing and music should be done without the use of amplifiers, or the use of excessive volume causing disturbance. All noise must stop at all times **at 11:00 p.m.** and this, **7 days / week.**

2. Fires should not exceed 28 inches in height, as specified in Cantley's Municipality bylaws, and should be monitored at all times. For these purposes, it is important to stop feeding the fire after 11:00 p.m. and to ensure yourself that it is extinguished before entering. Wood from outside the campsite must be authorized in view of the new regulations issued by Environment Quebec. Certain criteria must be met to obtain this authorization.

3. **The curfew is 11:00 pm this, 7 days a week.** However, the Lessee will tolerate that small groups of campers (maximum 3 families 10 people total) could enjoy the fire until midnight in the situation where we will only hear a **small whisper**. Larger groups will have to disperse at the fire curfew. It will be the responsibility of the person who signed the contra to ensure that the application of these regulations is observed by all the people who accompany him on his site. Any complaint will be treated as a lack of respect to other campers and will be **SERIOUSLY REPRIMANDED** with a written notice requiring, that from that moment compliance of the fire curfew regulation of 11:00 PM be observed. Following this notice, no tolerance will be granted to the Occupant and his camper group. The defiance of the notice may bring the eviction and / or an invoice if a refund is demanded by a camper who has not been able to enjoy the calm after 11 pm. Any need for intervention between the security employee and the seasonal camper will be reported to management. Please be advised that it is not the employee's responsibility to tell you what time it is.

Section G:***Circulation and parking***

1. The Occupant who uses his vehicle on the campsite must comply with the Highway Code. Respect for speed, fuel consumption rate, and number of occupants in the vehicle remain in effect at all times.

2. All Occupants must observe the regulatory speed of 10 km throughout the campsite at all times. Anyone who does not respect this regulation will have the right to circulate with his vehicle on the campsite. In order to ensure compliance with these regulations, management has equipped itself with a speed camera and will limit its tolerance to one advisory. If the violation seems reasonable to us, the notice will stand, if not, we will act immediately.

3. It is strictly forbidden to park one's vehicle or that of its visitors on vacant lots or along the streets. All vehicles must be parked at the locations indicated, otherwise they will be towed at your expense. For seasonal workers who wish to use visitor parking lots, you will need to make the necessary arrangements with the landlord.

4. ATVs, golf carts, segways, scooters, mopeds, mini-bikes, electric or gas scooters, electric bicycles, 3 and 4 wheels cannot be used on the sites and private roads of the campsite. An exception may however be granted by the owners of the campsite in the case of equipment for people with a physical disability recognized by a doctor.

5. Bicycles must respect a safe speed (maximum of 10 km) and are prohibited after dusk unless they are equipped with headlights. Please let your children know.

6. Motorcycles are permitted to get to the site but not for rides on the grounds. Wearing a helmet is mandatory at all times.

7. For the respect of others, **noisy vehicles** may not circulate before 9 am or after 9 pm.

Section H:

Environment, water, electricity

1. The Occupant is responsible for the maintenance and cleanliness of his site at all times. He agrees to deposit his garbage and recycling in the large containers identified for these purposes. **No building materials, bricks, metals, wood, grass or thorns allowed in garbage or recycling containers. Ask the office for the disposal instructions of these goods.** It is forbidden to burn your waste or materials containing glue, plastic, paint or varnish and pine needles. Fire pits are not garbage cans.

2. Soft drinks cans or beer bottles can be left in the metal box found to the left of the building at the exit (old convenience store) or in the containers near the bins identified for this purpose. If these containers are full, we would appreciate that you let us know.

3. It is **always forbidden to waste water**. We are on wells and not a Municipal water system. The water is reserved for personal consumption only unless otherwise stated. The washing of your camping equipment is allowed once a year: either before June 21 or after the September long weekend with the exclusion of the May long weekend. Flower watering is permitted with the use of a portable watering can only. The Lessee reserves the right to revoke these permissions and by displaying "water for consumption only", if deemed necessary. Permission must be obtained in order to water a new sod and it will not be granted after June 21. Any washing of vehicles or watering of the site will be considered as a breach of this regulation and may lead to immediate eviction.

4. As a preventive measure for your health, we require that the hose connecting to our water line be a white hose specially designed for the distribution of drinking water and approved by the CSA. We also request that any green garden hose not be permanently connected to our water line, even if it is on a Y.

5. The tenant agrees not to exceed the capacity of his supplied power (30 or 50 AMP). It is important to properly manage the use of it. A reset of the circuit breaker could come with a service charge of \$ 5.00. **For you information: a 30 AMP** allows the use of either an air conditioning or an electric water heater but not both, especially if we are in a heat wave. Some of these devices take more than 18 AMP each, exceeding the 30 AMP. Also important to know that the majority of an appliances with an element or a microwaves have a consumption of 15 AMP. **FOR YOUR SAFETY AND THAT OF THE OTHERS, IT IS FORBIDDEN TO USE AN ELECTRIC HEATER.**

Section H:

Behavior

1. All Occupants are required to observe the rules of morality, hygiene, cleanliness, politeness and courtesy specific to any camper worthy of the name. Those responsible for arguing, nudism, exhibitionism, outrageous behavior or vulgar language will be **EXPULSED IMMEDIATELY** and may be prosecuted legally.

2. It is strictly forbidden to circulate on the campsite with a glass container. Alcoholic beverages are permitted on campsites and not on public places. Sobriety is essential everywhere on the field. You must be recognized as an adult to consume.

3. Given the presence of children on the vast majority of our sites and our large play areas, **POSSESSION, CONSUMPTION, DONATION, SALE AND ANY OTHER ACT RELATING TO DRUGS OF ANY KIND** is prohibited everywhere, outside your camping equipment, under the risk of an immediate eviction. (this rule will remain in place until we are officially notified that we no longer have the right to apply it)

4. The Occupant will not use the campsite as a place to sell items or services of any kind. He will also not use the campsite for promotion, advertising, propaganda, demonstrations or other.

Section I:

Security

1. You are responsible for your children and their actions, in the parks, at the swimming pool and in all the public places. You must advise your children that they must return to the campsite at 10 pm or at nightfall. Please be on the lookout!

2. Management will expel, without reimbursement, anyone who endangers the safety of another person or child.

3. Slingshots, guns of all kinds (air, firecracker, lead, plastic, dart, water, etc.), knives and any weapon of any kind whatsoever are strictly prohibited on the campsite under penalty of confiscation or expulsion. Hunting is prohibited on the campsite and on the neighboring grounds.

4, Firecrackers, fireworks, flying lanterns are not prohibited by a Municipal bylaw in order to reduce the risk of fires. A license is required.

Section J: Damages and Lost

1. A person who causes breakage, damage or vandalism to the land, site, buildings, games, picnic tables, cutting or planting nails in trees without authorization, will be held responsible for reimbursing and may have to answer of his acts of mischief, before the civil authorities.

2. The Occupant is fully responsible for the access cards of the electric gates given to his group of campers. The signature given upon the receipt of the gate access card is a commitment on your part to return the card the card as well as an acceptance of the instructions of not letting others the use of your card. Failure to follow these instructions we will deactivate the card and your right of access will be limited to the large parking lot at the entrance.

Anyone or group of people who do not respect one or more of these regulations can be expelled without refund after receiving a written notice of violation.

The above regulations annexed to this contract form an integral part of the Campsite Rental Agreement and may be subject to modification upon simple written notice sent to the tenant.

I declare that I have read the conditions and regulations established by Camping Cantley and I accept everything without reservation.

Signed at Cantley dated: _____

Name: _____
Print

Address: _____

Phone : _____

Signature: _____

Address: _____

Telephone: _____