

GREEN MOUNTAIN RV PARK

(the "Park")

Park Policies

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NOTE:

- These Policies form part of the License Agreement signed by the Occupant for the use of a Site at the Park
- All defined terms used in these Policies are defined either in these Policies or in the License Agreement signed by the Occupant and Dominion
- These Policies may be amended at any time by without notice
- All revisions to these Policies will be posted on the Parks website
- It is the Occupants obligation to ensure it and its guests are in compliance with all Policies as amended from time to time

1. RV Unit:

- RV Unit cannot be rented for use by others
- RV Unit must be portable and remain portable at all times while in the Park
- RV Unit shall at all times be roadworthy, licensed, and insured as required by applicable laws while in the Park
- The Occupant is responsible at its sole cost for winterizing its RV Unit at the appropriate time(s)

2. RV Site:

- RV Site is for use by the Occupant and its guests only
- No improvements to the Site shall be made without first obtaining Dominions prior approval
- Hot tubs and trampolines are not allowed in the Park
- Tarp canopies that detract from the appearance of the Park as determined by Dominion are not allowed in the Park
- Canvas covered structures other than Dominion approved pop up tents and RV awnings are prohibited in the Park

3. Municipality of Crowsnest Pass Site Improvement Requirements:

- The Occupant shall maintain a 5 metre setback distance from the:
 - Crowsnest River for all RV Units, vehicles, sheds, structures, and accessory buildings, and
 - Municipality of Crowsnest Pass force main water line (Registration 921 321 765) for all RV Units, vehicles, sheds, structures, and accessory buildings.
- Subject to Dominions approval, the Municipality of Crowsnest Pass requires the following be complied with by the Occupant with regards to constructing additional structures/accessory buildings/decks on their Site:

Each Site is allowed to have:

- Decks under 2 feet in height without having to obtain a development permit or building permit, and
- One accessory building (ie. shed) up to 150 sq ft (13.8m²), one accessory structure (ie. gazebo) up to 150 sq ft (13.8m²), and one deck over 2ft (0.6m) in height up to 300 sq ft without obtaining a development permit

- The Occupant shall be responsible for obtaining and paying the Municipality for all building permits for any structures over 108 sq ft (10m²) and decks over 2ft (0.6m) they wish to put on their Site
- Accessory buildings over 150 sq ft (13.9m²) or additional structures to those noted above will require a development permit and building permit prior to the placement of the new structure
- All wood stoves require a building permit
- Dominion is required by the Municipality to submit all development permit applications on behalf of the Occupant who wish to place a structure, accessory building, or deck on their Site. Accordingly, the Occupant shall pay Dominion on request the cost charged to it for all development permits by the Municipality which the Occupant is legally required to obtain from the Municipality.

4. Park Conduct/Quiet Hours:

- Park quiet hours are from 10 pm until 7 am daily
- Disorderly conduct, loud music, excessive noise, unruly behavior drunkenness, obscene language, obnoxious, disruptive or vulgar behavior, will not be tolerated

- All radios, television sets, stereos, phonographs, etc. must be turned down to a level that does not annoy or interfere others
 - The Occupant shall control all of its guests and permitted pets to ensure the peace and privacy of others
 - Those not complying with these Policies will be asked to comply and if they do not will be asked to leave the Park
5. **Alcohol/Drugs:**
- Alcohol consumption is only permitted on a Site and excessive use will not be tolerated
 - Underage drinking and illegal drug use are not permitted in the Park
6. **Off-highway vehicles (ie. dirt bikes, all-terrain vehicles, mini-bikes, quads and side by sides) (all these are referred to as “OHV’s”):**
- May be kept on a Site and driven on Park roads only for the purpose of travelling to the forestry road in the York Creek Area
 - Maximum speed within the Park is 20km per hour
 - All OHV owners shall comply with all applicable governmental rules, regulations, bylaws and laws
7. **Septic System:**
- Only human waste and toilet paper are allowed in the sewer system
 - In order for the Park sewer system to operate properly the waste water tanks in the RV Unit shall only be discharged into the Sites’ sewer system when they are full
 - All sewage hoses must be attached to a 90 degree adaptor and not dropped into the discharge pipe
8. **Use of Electric Heat:**
- Electricity generated from an Occupants Site power pedestal shall not be used to heat an RV Unit, outbuildings, sheds, gazebo’s, sitting areas, pipes, tubing, OHV’s and any type of vehicle unless the Occupants Site is separately metered for power consumption and the Occupant has agreed in writing with Dominion to pay for all power consumed when required by Dominion
9. **Tidy Site:**
- Sites are not to be used for storage or anything creating an eyesore as determined by Dominion
 - The Occupant is responsible at its own cost for keeping its Site neat, tidy and clean by doing the following:
 - i. Promptly removing all litter and garbage,
 - ii. Cutting and trimming the grass on a regular basis so it keeps the same general manicured appearance as the rest of the Park grassed areas that are maintained by Dominion,
 - iii. Remove noxious weeds anywhere on the Site when they appear, and
 - iv. Remove grass and all types of weeds from the gravel pad when they appear.
- NOTE: Failing to perform any of the above tasks will result in Dominion performing these tasks without notice and billing the Occupant for doing so which sum, must be paid by the Occupant immediately upon Dominion sending this invoice to the Occupant**
- Keep the exterior of its RV Unit and permitted Site Improvements in good repair
 - Only furniture and accessories suitable for one RV Unit as determined by Dominion are permitted on a Site
10. **Roads/Vehicles:**
- Park roads north of the river will be cleared of snow when required in the winter
 - The campground driving aisles shall be maintained for the unobstructed passage of emergency vehicles at all times. No parking of the Occupants or visitor vehicles shall be allowed within the driving aisles. Vehicles parked on a Site shall not overhang into the driving aisles.
 - Occupants and their guests shall only drive their vehicles on designated roads, trails and parking areas
 - Only two vehicles are allowed per Site
 - Non-operative vehicles are not permitted and may be removed by Dominion at any time at the Occupants expense
 - Disassembly, building, rebuilding, or repairing of any vehicle or vehicle parts is not allowed in the Park
11. **Permitted Pets Only:**
- The Occupant must have the prior consent of Dominion to bring a pet into the Park
 - The Occupant shall dispose of all pet waste promptly and properly in their household garbage or in the Park provided garbage dumpsters
 - If pet waste is not disposed of promptly and properly the Occupant may be charged \$100.00 per violation
 - Pets shall not make noises that disturb others
 - Pets must be kept on a leash at all times and not be left unattended anywhere in the Park
 - All pets must have current vaccinations and licenses
 - Dominion has the unfettered right to refuse entry into the Park and ban any pet from the Park at any time for any reason
12. **Potable Water:**

- Potable water provided in the Park and on the Sites is for household use only
- Washing of an RV Unit or vehicle is not allowed in the Park
- OHV's can only be washed at the designated wash station in the Park

13. Garbage:

- Garbage dumpster's in the Park are provided for normal household garbage generated in the Park only
- Construction material is not allowed in the garbage dumpsters
- All household garbage must be disposed of in a garbage dumpster and the lid kept closed when not in use
- Littering is not allowed
- No garbage shall be left outside an RV Unit or a garbage dumpster

14. Posted Signs:

- The Occupant and its guests shall obey all posted signs in the Park at all times

15. Open Fires:

- Open fires are not allowed in the Park except in a designated fire pit on your Site

16. Exterior Clothes Lines:

- Exterior clothes lines are not allowed in the Park

17. Tents:

- Tents are not allowed in the Park except with the prior approval of Dominion

18. Occupant Guests:

- The Occupant shall ensure that it and its guests do not disturb the quiet enjoyment of anyone in the Park
- Dominion can limit whomever the Occupant wants at its Site for any reason by reserving the right to refuse entry to unsuitable guests and imposing a curfew on all Occupant guests

19. Firearms/Firework's:

- No firearms or fireworks are allowed at any time in the Park

20. Tree Removal:

- No dead or alive trees shall be removed anywhere in the Park except with Dominions consent

21. Children:

- It is the responsibility of all parents and/or guardians to supervise and ensure their children play safely in the Park