River Place Campground Ltd.
RULES & CONDITIONS

The River Place Rules & Conditions are sent out every year and updated when the Seasonal Camping Contract is renewed. An up to date version can be found at the Office by request or on www.riverplacecampground.com**. If anyone witnesses a rule violation, we ask that you please report it to the office as soon as possible. River Place is a family campground; these rules are written so that everyone will have an enjoyable and safe stay at our facility.**

A. PERSONAL INFORMATION

1. Ontario law prohibits the sharing of any tenant's personal information. We will not provide any personal information about you, your children or your guests without written or verbal permission/instruction by you as the primary registrant of the campground site. If required, we must submit limited or greater information on the request by any authority of the law.
2. If more than one person will be paying bills or dealing with the office in regards to your site, make sure we have them listed as occupants of the site. Anyone not listed on the contract will not be given any information about the status of accounts, etc.

B. *MAIL & MESSAGES*

1. Any mail received for campground occupants by the office will be returned to sender.
2. Personal messages will not be accepted at the office or passed along to campers.
3. Only emergency calls or messages will be delivered to the site.

C. *SITES*

1. All campsites are for one trailer only. Please obey or management will remove one from the site.
2. Additional trailers may be placed in the storage compound for a fee.
3. No tents allowed on site, unless approval received from the office and overnight camping fee will be applicable.
4. All campsites must have a lot number on the trailer, visible from the road.
5. The Occupant, their family, guests and invitees shall maintain the trailer, and any improvements as well as the campsite and any campsite improvements in a clean and tidy condition. Do not allow any refuse, garbage or other loose and objectionable material to accumulate on or around the property.
6. Both line & umbrella type clotheslines are not permitted.
7. A second fridge is only permitted on the campsite if it is stored inside a shed and secured by a lock at all times.
8. **We operate on a well; therefore, conservation of water is very important. Normal use of water is permitted unless we are in a drought, then we will post water restrictions in the park and on our website.**

D. SITE IMPROVEMENTS & BUILDING PERMITS

1. Construction or improvements of any kind to the trailer or the campsite must have **written approval of the management.**
2. All decks are to be constructed from new wood only. All decks must conform to building code standards and **permit obtained from municipality if applicable.**
3. No home-built Florida rooms, awnings, or roofs permitted. Manufactured structures are to be purchased through management.
4. A maximum of two (2) sheds are allowed on any lot. If the lot is relatively small, see management; placement of shed depends on it not interfering with other's property lines, and upon approval of Management at the office. Sheds must be factory fabricated. Sheds are to be used for storage purposes only. Consult with management before purchasing or constructing a shed and obtain building permit if applicable.
5. **After management has provided written approval for any site improvement** (deck, utility shed, or addition to the trailer), the campsite occupant will comply with all zoning by-law requirements and other by-laws of the municipality, the Ontario Building Code Act and regulations there under and other legislation's affecting the subject site.

E. *MOTORIZED VEHICLES*

1. No recreational motorized vehicles such as ATV's, permitted in the park.
2. Golf carts permitted when indicated on Seasonal Camping Agreement, and registration sticker and lot # sticker affixed to golf cart. *See more Golf Cart information Section P.*

3. Those operating e-scooters (if legally permitted) must meet device requirements including lighting, brakes, horn/bell, and reflective markers.
4. Riders must be at least 16 years old to operate an e-bike or legal e-scooter in Ontario.

F. *INSURANCE*

1. The management will not be responsible for accidents, injuries, or loss of property by fire, theft, wind, floods, hydro outages, or other natural acts which are beyond its control. It is the responsibility of the Occupant to provide current property insurance, liability insurance, and if applicable, golf cart insurance as per the Seasonal Camping agreement and should be available upon request.
2. Equipment and apparatus furnished on the grounds are solely for the convenience of residents and all do so at their own risk.

G. *SEPTIC SYSTEM*

1. VERY IMPORTANT: The septic system may only be used for human waste, toilet paper, and typical wash water. Women's feminine products, diapers, food and other trash must be disposed of in the garbage. If you have any questions about personal waste disposal and sewer blockage please enquire with management.
2. Only approved products may be added to septic holding tanks. Chemicals that destroy the active enzymes and bacteria in the septic system are prohibited. i.e.: bleach, anti-bacterial products, many toxic cleaners.
3. The Camper/Occupant is required to comply with any instructions from Park Management regarding restrictions on watering which may be necessary from time to time. Washing of vehicles and/or golf carts, etc. while on River Place property is prohibited.

H. *LANDSCAPING*

1. The Occupant, their family, guests or invitees shall not damage or remove the lawn, shade trees, shrubbery, or other trees or plants anywhere on the property, including the campsite without management's permission. The Occupant shall be responsible to campground owners for any damages to the campsite, the campground property, or its facilities or amenities, caused by the Occupant, his family, guests, visitors or invitees. (e.g. tree cutting)
2. At Management's discretion, unmaintained lots will be cleaned up at the Occupants expense - this includes but is not limited to grass cutting.
3. Due to below ground services, digging or placing of stakes are **not permitted without prior written permission from management**.
4. Modifications to the landscape of a campsite i.e. walls, gravel or paved drives, trees, shrubs, etc. will become the property of the Management when the agreement to occupy is terminated.

I. *FIRES*

1. Do not transfer firewood (palettes included) into or out of the County due to the threat of invasive insects. When purchasing firewood, please ask if the vendor is certified and make sure you get the vendor to give proof of where they are getting the wood.
2. No open fires are permitted on the campsite or in the resort, except in designated areas, i.e. fire pits. The Occupant, their family, guests and invitees are responsible to ensure that any fire is under control at all times and that such fire is fully extinguished after each use.
3. The burning of animal waste is strictly prohibited.
4. In the case of a drought, the Management will follow the actions of the municipality and enforce a fire ban; and will post in the park and on the website.

J. *GUESTS/CHILDREN/TEENAGERS*

1. All guests visiting must register at the office, (for security purposes) at no charge, upon entering the park. It is recommended that trailer owners register their guests ahead of time.
2. The Occupant is responsible at all times for the supervision, conduct and behaviour of any guests, children and teenagers on campsite, as well as on all campground property. All rules and conditions of the campground are applicable to both Occupants and their guests and/or children.
3. Anyone under the age of nineteen is not permitted to use trailers or be left in the park for prolonged absences day or night without parental supervision.
4. Children using any of the recreational facilities (pool and playgrounds) or equipment must be accompanied and supervised by an adult at all times. **Campground Management does not supervise pool or playgrounds.**

K. *DRUGS & ALCOHOL*

1. Provincial Law states that personal alcoholic beverages are only permitted to be consumed on campsites (even if in plastic containers.)
2. Illegal use of drugs of any type will result in the immediate termination of park use and/or police intervention.
3. Planting of restricted plants is strictly prohibited on River Place property.

L. *PETS*

1. Only non aggressive pets are permitted and the campground reserves the right to refuse entry to large or aggressive dogs.
2. All pets shall be leashed with leash no longer than 6ft. and supervised at all times.
3. All pets must have the necessary immunization shots, and the occupant is responsible for keeping a copy of the up-to-date records at their trailer.
4. Excessive barking will not be tolerated.
5. No pet may be tied on a lead without a handler and no chaining, caging or tethering of a pet outside of the trailer shall be permitted when the occupant is not at the site.
6. Keep pets out of public River Place buildings, playground, washrooms, pool area, etc.
7. It is the Occupant's responsibility to care properly for any pet and to clean and restore any areas of the campsite or the resort where mess or damage has occurred. The "stoop and scoop" rule applies and must be disposed of properly in a plastic bag and into the garbage dumpster not in any indoor garbage cans because of the odour.
8. All dogs are subject to the Dog Owner's Liability Act of Ontario, available at: www.ontario.ca/laws/statute/90d16

M. COURTESY & SAFETY

1. No trespassing on other campsites.
2. Bicycles are only permitted to be ridden on the roadways within the campground. Bicycles must be ridden slowly and bike riders must exercise care and control at all times.
3. No bicycles, scooters, e-bikes, or electric scooters are permitted in the park after dusk, whether or not they have lights.
4. If under the age of 18, you are required by law to wear an approved Canadian bicycle helmet when travelling on any public road. All e-bike riders (age 16+) must wear a bicycle or motorcycle-style helmet approved to CSA/Snell/ASTM/ BSI standards. Helmets must fit properly (2 finger-width above brow, v-strap under ears, snug chin strap).
5. If under the age of 18, you are required by law to wear an approved bicycle helmet when travelling on any public road.
6. Quiet enjoyment – no occupant shall create, permit the creation of, or continuation of any noise or nuisance that disturbs the comfort or quiet enjoyment of any other occupant or guest of the campground. No noise will be permitted outside of the trailer between the hours of 11:00PM and 7:00AM. Please operate lawn mowers and other noisy outdoor equipment after 8:00AM. Campground staff may begin working earlier than said time and unfortunately may create some noise, but will try to keep the inconvenience to a minimum.
7. ***Any unit with sleeping quarters on your lot*** must be fitted with a dry powder fire extinguisher, a fully functional smoke alarm, and a fully functional carbon monoxide alarm, as per Bill 77 in accordance with General Ontario Fire Code (OFC) and Ontario Building Code (OBC).
8. Once each year, River Place Campground hosts the NYAA Starfest – a week long annual amateur astronomy conference and star party. While the astrophotographers and stargazers are visiting River Place, we ask that fellow campers be accommodating to these guests by respecting their request for 400 section campers to turn off or cover solar lights, avoid outside lights, and keep curtains closed to reduce light leakage. Please do not light campfires in 400 section. When driving in the campground at night, golf carts only are permitted and their lights must be covered with red.

N. POOL RULES

THE SWIMMING COMPLEX IS UNSUPERVISED. SWIM AT YOUR OWN RISK.

1. Maximum capacity is 25 people in the pool and 25 people on the deck.
2. There is to be absolutely no swimming after dark.
3. If the pool gate is locked, stay out.
4. Deck furniture is to remain within the enclosure.
5. No food, drink or alcohol permitted in and around the pool area.
6. Dress appropriately for swimming and sun bathing; remember this is a family campground.
7. No running in the pool area.
8. No diving or jumping in the pool is permitted.
9. Children under 12 years must be accompanied by an adult.
10. Always have a buddy; swimming is at your own risk. Remember, there is NO LIFEGUARD ON DUTY.
11. ABSOLUTELY no pets allowed in or around the pool or deck area.

12. No large floatation devices. No balls, toys etc. are permitted in the pool area.
13. Diapers are not allowed in the pool, please use infant swim diapers.
14. Long hair MUST be tied back.
15. Everyone MUST shower before entering and exiting the pool.
16. Only swimmers around the pool deck area.
17. No person infected with a communicable disease or having open sores on his/her body shall enter the pool.
18. No person shall pollute the water in the pool in any manner. Spitting, spouting of water and blowing nose in the pool or on the deck are prohibited.
19. No boisterous play in or about the pool.

Please read and abide by all signs provided by River Place and our Local Public Health Unit that are posted at the pool.

O. *FIREARMS & FIREWORKS*

1. Any use of fireworks (including paper lanterns) or firearms is strictly prohibited for Occupants or their guests, unless you have written approval from campground management.
2. Absolutely no hunting by any campground occupant, their family, visitors, guests of invitees on campground property. Firearm use is restricted to Management.

P. *GOLF CARTS*

The golf cart owner is responsible at all times for the supervision of their golf cart. Each owner MUST purchase golf cart and liability insurance and should be available upon request.

1. **Any golf cart being used in the campground must be indicated on your Seasonal Camping Agreement and shall be subject to liability insurance requirements as per Seasonal Agreement.** The office will provide a yearly golf cart sticker which must be placed on windshield of golf cart.
2. It is also mandatory that your campground lot number be in at least 3" letters on the **front** of the cart.
3. Under the Ministry of Transportation guidelines, the use of golf carts is restricted to only **PEOPLE HOLDING A VALID ONTARIO CLASS "G" DRIVERS LICENCE**.
4. ALL riders **MUST** be seated. No more passengers than there are seats on the cart.
5. Golf carts are required to follow all posted speed limits and drivers are expected to drive in a responsible manner.
6. Impaired driving in a golf cart carries the same consequences as it does with a licensed vehicle on highways.
7. Golf carts are only to be driven on roadways within the property lines of the park and NEVER on the public roads (side roads) surrounding the park.
8. Always obey all normal traffic signs and laws of the road under the Highway Traffic Act when driving through the campground. (ie. drive on correct side of the road, stop at stop signs, etc.)
9. Golf carts are not to be operated after dark unless properly equipped with headlights and taillights. Flashlights are **NOT** permitted.

Reckless use of golf carts is prohibited. If reckless use is observed, management will follow up with the golf cart owner, which will result in golf cart not being allowed on campground property.
Police Services safeguard this park and officers regularly drive through; Criminal Code charges relating to the use and operation of golf carts can be laid (i.e. impaired driving).

Q. *PUBLIC BUILDINGS*

1. No pets, smoking, vaping (e-cigarettes), running or yelling in the building.
2. Be respectful of all the tables, chairs, and television.
3. The Recreation Centre can be used by all River Place occupants, however: if the hall is being used by the Campers Association for a function, it is to be used at that time for the booked function only.
4. Clean up after yourselves, garbage in garbage bins, recycling in recycling bins.

R. GARBAGE DISPOSAL

1. ***Absolutely no outside waste (this means from home) is to be disposed of here.***
2. Properly bag, package, separate, and bind in plastic garbage bags and place in container provided. The garbage dumpster is located near the maintenance shed – **doors slide** to place garbage **inside**, please do not throw your waste above or around the bin. The waste bin is a half garbage/half recycle – please make sure you're sorting correctly to keep garbage costs down.
3. The garbage bin is for household garbage only. Do not dispose of electronics, appliances, furniture, propane tanks, etc. in the garbage and recycling bins. Disposal of large articles of garbage such as fridges, bicycles, beds etc. are your responsibility and expense. **They are not to be left near the garbage bins.**
4. It is prohibited to put fire-pit ash, branches, leaves, grass, garden refuse or wood in the garbage bins. Please check with Campground Manager on how these materials can be disposed of or composted.

5. Recycle your waste. There are Blue Boxes available for a fee from the Municipality of West Grey. The recycle dumpster is located near the maintenance shed – **doors slide** to place recyclable waste **inside**, please do not throw your waste above or around the bin.
6. Diapers and animal waste is to be disposed of properly in the dumpsters and not the garbage cans inside any River Place buildings because of the odour. Do not burn diapers or animal waste in fire pits.

If you require any additional information on garbage disposal or recycling, please see Campground Manager.

S. TRAILER SALES & RENTING BY OCCUPANT

1. Renting or leasing out your trailer is strictly prohibited. The Occupant agrees not to put up or place on the site any "For Sale" sign. **The Occupant acknowledges that the right to occupy the subject site pursuant to this agreement is non-transferable**. The Occupant shall not sell their seasonal trailer where a purchaser shall continue to use the subject site without the prior written consent and approval between the proposed purchaser and the "Owner". Any reimbursements of Seasonal Site Fees during a sale are the responsibility of the Vendor and Purchaser and not River Place Campground Ltd.
2. This license is personal to the Seasonal Occupant(s) and Owner of River Place and is not transferrable.
3. The Seasonal Occupant(s) acknowledges and agrees that no business or sales of any kind shall be advertised or conducted on the premises.
4. River Place sales services MUST be used for new or used sales or re-sales within River Place Campground Ltd and the selling price must be approved by management. Trailers older than 20 years cannot be sold on site or brought seasonally into River Place. Any camper that brings in their own trailer and is on a seasonal site cannot put their trailer up for sale unless it is sold off the lot. Transfer of ownership must be approved by River Place.

T. OCCUPANCY FEE

1. If the Occupant wishes to occupy the same site the following year, the Occupant must pay to River Place Campground Ltd. (herein the "Owner") the requested payments as stated on Seasonal Camping Agreement each year, to reserve the subject site. Upon receipt of the signed Seasonal Camping Agreement and fees, you may occupy the subject site from May 15th to October 15th of that year. The Occupant will receive a copy of River Place Campground Ltd. Rules & Conditions along with regulations laid out in this agreement and shall be responsible for, and shall advise all guests of, and to comply with the said rules and regulations. **The campground is closed from Oct 15th until May 15th and the water is off during this time where the likelihood of potable water being available prior to the agreement date of May 15th is subject to weather conditions, temperature, and laboratory results.** The year-round maintenance of the trailer is the responsibility of the occupant of the site and **not** that of the Owner.
2. During the permitted occupancy period the Owner shall supply, maintain, and repair with respect to the site: the roadway, water supply system, including water, septic service system and hydro-electric system. Sites are to be maintained in a neat and orderly manner. It is the responsibility of the seasonal site tenant to cut their own grass AT LEAST ONCE A WEEK. If the Campground Owner must attend to the site an hourly rate fee will apply.
3. In addition the occupant agrees to pay all charges in respect of hydro electricity used at the site or any cost imposed by any level of government for licenses, taxes or assessments. A **NSF fee of $75.00 + HST will apply to all returned payments**
4. If Occupant gives written notice and vacates the site by October 15th of the current season, including the removal of the trailer to the satisfaction of the "Owner", then a refund of camping fees paid for the next season will be given. If the trailer is not removed from the seasonal site on or before October 15th you will be subject to $150.00 +HST per month storage charge, and removal fees, plus applicable taxes. The removal expense and storage charges are payable in full prior to the release of the seasonal trailer to the Occupant. (ex. You would receive your camping fees back but would have to pay storage from November on. If pull out before end of October, there are no storage fees and you get camping payment back for Sept and Oct.) *Please note, as of Nov. 1st the Occupant will have to start paying a winter storage fee of $150 + HST per month if the trailer remains on the lot for the winter and if the Occupant is not renewing your Agreement.

U. PROPANE REGULATIONS

1. Safe operating condition: An owner and every person responsible for the operation of an appliance, a container, equipment, a work or any other thing employed in the handling or use of propane shall ensure that it is maintained in a safe operating condition.
   No person shall operate or permit to be operated, an appliance or work unless it is maintained in a safe operating condition and it complies with this Regulation or, where it was installed before this Regulation came into force, that it complies with the requirements of the predecessor to this regulation as it existed when it was installed. [TSSA 2022, 5th edition, O.Reg. 211/01, s. 17 (1 and 2).]

We strive to keep River Place a safe and enjoyable campground for everyone and we ask that our campers strive for the same by following the rules set forth as well as all provincial and federal laws, regulations, and standardized acts. We suggest campers adopt a "buddy system" where you leave your trailer key with a trusting neighbor who could check your trailer for you and help maintain your site when away.