



## **\* 2020 Seasonal Renewal Package \***

Thank-you for choosing to renew your seasonal site with Grangeways RV Park & Family Campground! Whether this is your first season with us or your twentieth, we look forward to having you and your family for the 2020 season as we attempt to make it even better than 2019! **Your fall deposit, as well as your signed and completed 2020 seasonal documents (enclosed) are DUE SEPTEMBER 30<sup>th</sup>, 2019.** Please read the following checklist to ensure you have properly renewed your seasonal contract for 2020.

### **RENEWAL CHECKLIST:**

- COMPLETE YOUR CONTACT, FAMILY, AND PRICING INFORMATION ON THE RATE AGREEMENT (Pg 1), SIGN & DATE THE BOTTOM (Pg 2)
- PREPARE 5 POST-DATED CHEQUES (as specified on the Rate Agreement)
- OR SET-UP ONLINE E-TRANSFERS (to [info@grangeways.com](mailto:info@grangeways.com) with the dates specified on the Rate Agreement)
- COMPLETE FULLY THE 1<sup>ST</sup> PAGE OF THE LICENSE OF OCCUPATION (Pg 3)
- BOTH OCCUPANT #1 AND OCCUPANT #2 PRINT, SIGN, DATE, AND INITIAL THE CORRESPONDING AREAS ON THE 5<sup>TH</sup> PAGE OF THE LICENSE OF OCCUPATION (Pg 7)
- SIGN AND DATE SCHEDULE "A" RULES AND REGULATIONS (Pg 12)
- BRING A COPY OF YOUR INSURANCE TO SHOW PROOF OF INSURANCE

### **RENEW YOUR SEASONAL DOCUMENTS WITH TAYA DURING ONE OF THESE TIMES:**

- SATURDAY SEPTEMBER 14<sup>TH</sup> / 21<sup>ST</sup> BETWEEN 10AM-3PM
- SUNDAY SEPTEMBER 15<sup>TH</sup> / 22<sup>ND</sup> BETWEEN 10AM-12NOON
- WEEKDAYS BETWEEN 10AM-4PM
- MONDAY SEPTEMBER 30<sup>TH</sup> BETWEEN 10AM – 8PM

Your 2020 Fall deposit, as well as your completed and signed 2020 seasonal documents **MUST** be handed in **before September 30<sup>th</sup>, 2019.** Please come to the office during one of the above time slots to submit the paperwork with Taya to ensure it is completed correctly... then you have no worries over the off season! Please note, the bridge has been confirmed to be replaced once the park closes so it is important you make sure all your personal belongings are removed from your trailer and winterizing is completed on or before closing of October 14, 2019. There will be **NO PARK ACCESS** after this date to ensure the safety of our campers, and the efficiency of the construction project. We appreciate your understanding 😊

If you have any questions at all, please don't hesitate to contact Taya 905-852-3260, or email [info@grangeways.com](mailto:info@grangeways.com).

**2020 Seasonal Camping Rate Agreement Between: Grangeways Inc.**  
9700 3rd Concession Rd., Sandford, Ontario, L0C1E0. Phone (905) 852-3260

**AND**

Name: \_\_\_\_\_ -AND- Name: \_\_\_\_\_  
First Registered Adult Second Registered Adult

Address: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Street Unit # City Province Postal Code

Seasonal Camping Fee May 1, 2020 to October 12, 2020 for 1 or 2 listed above... = \$ 3,100.00

**Your unmarried children to be included- NOT GRANDCHILDREN (maximum 2 children). Print Names:**

Number of Children ages 0 - 2 ( \_\_\_\_\_ # x Free) \_\_\_\_\_ = \$ FREE .

Number of Children ages 3 - 20 ( \_\_\_\_\_ # x \$50.00) \_\_\_\_\_ = \$ \_\_\_\_\_.

Car Storage from Oct 15, 2019 - May 1st 2020 ( \_\_\_\_\_ # x \$200) -MUST HAVE REGISTERED PLATES & INSURANCE = \$ \_\_\_\_\_.

Less discount for post-dated cheque payment plan as requested below Less -\$70.00

**Total Fees = \$ \_\_\_\_\_.**

**Plus HST 13% = \$ \_\_\_\_\_.**

**TOTAL BALANCE OWING = \$ \_\_\_\_\_.**

**Plus: Hydro and Tax Assessment as billed in 2020 or any other government tax that may be implemented in 2020.**

*Grangeways Inc. is closed from October 15, 2019 to May 1, 2020. Any entrance to the park during our closed season will have a park entrance fee of \$14.00 including HST per visit. Campers must telephone the office prior to arrange a suitable time to gain entrance.*

**RATES: Services will be provided only if balance is paid in full before April 15, 2020 and we have all your signed 2020 seasonal documents.**

- a) This site is rented to you and your unmarried family, ages 20 years & under, living at home. Maximum number of occupants per site is 4 unless previously approved. All others are subject to visitors rates and must be registered at the office. Seasonal campers are responsible for the registration and conduct of their guests. Visiting hours are from 10am-11pm and those visitors must pay the day rate. All overnight visitors must be registered, pay the overnight rate and sleep inside your trailer - No tents allowed. If visitors are not registered at the office properly on arrival, the price will double and will be added to the seasonal account. Lending of gate passes is strictly forbidden. Anyone found abusing these rules could be asked to vacate the site. Regular overnight site rates are applicable when the owners of the trailer are not present and written consent from seasonal camper is provided.
- b) No seasonal trailer may be removed from site unless site is paid in full. Partial seasons, approved by office only, are calculated in the following method: Days thereafter x nightly overnight rate until date of termination. Maximum fee equal to seasonal rate. No refunds.
- c) Meters: Electricity is metered and charged in addition to the seasonal site fees along with a billing fee.
- d) Sewers: No charge for septic use in seasonal fee. However, if septic system becomes inoperable, fails, or is shut down by owners for any reason, you will be responsible for any and all additional septic pumping charges to dump your grey and black water holding tanks. These charges will be billed to customer and charged in addition to seasonal fee.
- e) Recreational Vehicles coming in must be no older than 15 years. All new or used trailers must be approved by the office prior to delivery and have a RV toilet and holding tank. No flush toilets,

dishwashers, or washers/dryers allowed in your recreational vehicle. New or used trailers coming into the park will be subject to an impact/development fee. Park models 10' or 12' wide units \$2,000.00, new trailer units \$1,000.00, and used travel trailers \$500.00. Pre-approve with office before purchase.

- f) Licenses or Taxes: Taxes, assessments, levies or license fees imposed by any authority (if applied) are billed in addition to the site fee.
- g) All accounts are due before April 15, 2020. Any payments made after April 15, 2020 will be charged a late payment fee of \$75.00. No Exceptions. Full payment can be mailed in to avoid late payment fees. Overdue accounts are subject to interest at 3% per month. A \$25.00 surcharge will be charged on all N.S.F. or held cheques and will void the discount.
- h) All rates are subject to change without notice.
- i) Seasonal campers may not enter site until their 2020 Licence of Occupation is completed, signed and submitted to the office.
- j) **All payments and installments are non-refundable.** A fall deposit of \$700.00 & all your completed 2020 seasonal documents are required by September 30, 2019 and the balance of your 2020 site fees are to be paid in full before April 15, 2020. All deposits and payments must be paid in person at the office, by mail, or by e-transfer. No payments will be accepted over the phone. A discount of \$70.00 will be given if the occupant leaves post-dated cheques on file and maintains the following payment schedule by cheque or e-transfer only and on dates requested, OR seasonal fee paid in full by October 30<sup>th</sup>, 2019. No modifications of date or amounts to payment plan are accepted.

Installments include H.S.T. Cheques made payable to: Grangeways Inc.

- September 30, 2019: \$700.00 Non-Refundable Deposit paid by debit, cash or cheque

- 3 Post-dated cheques on file (\$700.00 each) dated: October 30, 2019, February 1, 2020, and March 1, 2020

- Final post-dated cheque dated: April 1, 2020 for \$623.90 (or balance if children are applicable)

I, the camper, agree to the terms of the above 2020 Rate Agreement: \_\_\_\_\_ Date: \_\_\_\_\_

# LICENSE OF OCCUPATION

**BETWEEN:**

**GRANGEWAYS INC., 9700 3rd Concession, Sandford,**  
CAMPGROUND OWNER/OPERATOR (Hereinafter the "OWNER")

- AND -

Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_  
(Site User/Contracting Party: hereinafter the "OCCUPANT") #1

Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_  
(Site User/Contracting Party: hereinafter the "OCCUPANT") #2

**PERMANENT HOME ADDRESS:** \_\_\_\_\_

City/Town: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

**Telephone:** Home: \_\_\_\_\_ Cellular: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

*(Please note all communications, notices, announcements, invoices, etc. will be sent via email.)*

**Address on the Driver's License the same as the Permanent Home Address:** Yes \_\_\_\_\_ No \_\_\_\_\_

Vehicle Licence Plate #: \_\_\_\_\_ Trailer VIN #: \_\_\_\_\_

Year of Trailer: \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_

Insurance Company Name: \_\_\_\_\_ Policy #: \_\_\_\_\_

Period of coverage From: \_\_\_\_\_ To: \_\_\_\_\_

The Owner has agreed to grant a license to the Occupant to use the following site with the services specified:

Site: \_\_\_\_\_ (**the Site**) at Grangeways Inc. 9700 3<sup>rd</sup> Concession, Sandford, Ontario, L0C1E0 (**the Park**)

The license of use of the Site by the Owner to the Occupant shall be in consideration for and subject to the following terms and conditions: A 165 day license for a term commencing on the 1<sup>st</sup> day of May, 2020, and expiring on the 12<sup>th</sup> day of October, 2020. It is expressly acknowledged that there is no representation or assurance by the Owner to the Occupant that this license will be renewed annually and absent any written agreement of renewal of this license for any period, the Occupant shall vacate the site at the end of the term.

**The Park is closed from October 15<sup>th</sup>, 2019 to April 30<sup>th</sup>, 2020, with no water, sewer, road clearing, or other services and only pre-authorized, limited access to the Site will be permitted.**

License charge for use of the Site is \$ \_\_\_\_\_ Plus \$ \_\_\_\_\_ 13% HST per Camping Season plus the following:

Water \_\_\_\_\_ Hydro \_\_\_\_\_ metered and charged in addition. Other \_\_\_\_\_ as charged and invoiced in addition.

The license is personal to the above named Occupant and these eligible family members listed below. Grangeways Inc. limits the number of occupants to 4 per site, unless otherwise approved by Grangeways Inc.:

Name:	Relationship to Occupant:	Date of Birth:	Signature:
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

LICENSE OF OCCUPATION - continued

The Occupant agrees to abide by the campground rules attached hereto as "Schedule A". The Occupant agrees to abide by the terms of this license agreement, and to ensure other permitted Site users abide by the terms of this agreement.

Camping is an outdoor recreational activity. The participants known as campers leave their permanent residence and enjoy amenities and natural features of the outdoors. A campground is a designated area where seasonal camping takes place.

1. It is agreed between the parties that the intended use for the Site is for seasonal recreational and vacation purposes only. The Park is designed and intended for use-for seasonal or temporary campground and recreational use only and as such the trailer on site cannot and shall not be used as a permanent or principal residential or home address.
2. It is agreed by the parties that the actual use of the Site shall be for seasonal, recreational purposes for temporary periods of time only and as further restricted by periods of Park Closure. As well during any use of the specified site by the Occupants, the Occupants shall maintain a permanent residential premises elsewhere than at the Park that the Occupants have unlimited access to and it is acknowledged by the Occupant that zoning for the Park prohibits residential uses of Sites in the Park.
3. It is agreed and understood between the Owner and the Occupants that the word "trailer" as set out in paragraph 1 above, shall include Recreational Vehicles and Park Model Trailers (as defined by the C.S.A. Standards Z-241), but shall not include Mobile Homes as defined by the C.S.A. Standards Z-240.
4. It is agreed and understood between the parties that the words "seasonal" or "temporary periods of time" as set out in paragraph 2 above may include periodic or recurrent use pertaining to all seasons of the year but shall not include use of the Site when the Park is closed.
5. The license is for the occupation of the Site only and the Occupant acknowledges that he is a licensee with respect to any facilities assigned to him and is deemed to have willingly assumed, without restriction, all risks arising out of his use of the site and the Park.
6. All charges for a deposit, storage, rent, services, hydro, taxes, impact fees, etc., are due and payable when invoiced (a schedule of deposit and added charges is on the Rate Agreement provided with this License Agreement).
7. All deposits are non-refundable and are held against the final balance owing in any year. The deposit is forfeited as liquidated damages and not as a penalty upon breach of any term of this agreement.
8. In addition to the Site, the Occupant shall have the use in common with others so entitled to all common areas provided without additional charge. This license may be automatically renewed solely at the discretion of the Owner from year to year save and except any adjustment in the fees charged, unless terminated by either party, in writing, on or before September 30<sup>th</sup> of each calendar year.
9. In addition to the foregoing, the Occupant shall pay in addition any taxes, assessments, levies, or license fees imposed by any authority on or as a result of any equipment, fixtures, improvements, furnishings or vehicles erected, placed or left on the Site by or on behalf of the Occupant which additional charges shall be payable immediately upon receipt of any notice or demand for payment received by the Owner and conveyed to the Occupant.
10. The Occupant shall not cultivate, produce or distribute cannabis anywhere on Park lands, the Site, or in the Occupant's trailer.
11. Lawful consumption of alcohol or any other substance that may impair cognitive judgement and mobility, and the smoking of tobacco, cigarettes, or cannabis, is permitted on the Occupant's Site only and is prohibited in all common areas of the Park unless otherwise permitted as designated in the Park Rules; however, in the event that consumption or smoking on the Site is the subject of valid nuisance complaints by other Occupants or their visitors, as determined solely by the Owner, then the Owner may further restrict such on Site consumption or smoking as deemed by the Owner to be appropriate.
12. The Occupant hereby acknowledges receipt of and agrees to be bound by the terms and conditions of the Rules of the Park as presently in existence, being Schedule A hereto, or as may be reasonably established or at the discretion of the Owner modified from time to time. The provisions of this License and any Rules are subject to compliance with the provisions of the *Human Rights Code*. Amendments to this license, at the sole discretion of the Owner, may be instituted with written notice to the Occupant. If the Occupant objects to the amendment to the Park rules, the Occupant may, upon written notice to the Owner within seven (7) days of receipt of such amendment, terminate the license and leave the Park within 14 days of delivery of written notice to the Owner with no penalty.

LICENSE OF OCCUPATION – continued

13. The Occupant hereby undertakes and agrees that he will inform any family members and guests, visitors or other persons attending at the Occupant's site as to the Park rules, from time to time. The Occupant is responsible for the observance of the Park Rules personally or by his permitted family members, guests, visitors or other persons attending at the Occupant's site or in the Park with the Occupant's permission or knowledge.
14. Any failure to remit any payments required under the terms of this agreement and any breach of any of the Rules of the Park by the Occupant, his permitted family members, guests, visitors or other persons attending at the Occupant's site, shall be deemed to be a breach of this Licence and this license may be immediately terminated at the option of the owner.
15. The Occupant hereby authorizes and directs the Owner, upon termination of this license for any reason, to act as the Occupant's agent for the securing and/or removal of any of the Occupant's property from the above Site, or elsewhere in the Park, and the Owner shall not be liable for any damages thereby occasioned.
16. The Owner assumes no responsibility for, nor shall it be named as liable for any loss through fire, theft, Park closures due to circumstances beyond control of the Owner including an "act of God", flooding, power outages, forest fires, sewage or water system failures, nor shall the Owner be legally responsible in any way for collision or otherwise to trailers, additions, improvements or cars or their contents, regardless of cause. The Occupant agrees that the use of the Park or its facilities is solely at the risk of himself, his family and guests. The Occupant, his family and his guests, for themselves, their heirs, executors, administrators, successors and assigns HEREBY RELEASE, WAIVE AND FOREVER DISCHARGE the Owner, his agents, servants, successors and assigns OF AND FROM ALL CLAIMS, demands, damages, costs, expenses, actions and causes of action, whether in law or equity, in respect of death, injury, loss or damages to himself, his family or guests or their property HOWSOEVER CAUSED, arising or to arise by reason of occupation of the above mentioned site and use of the campground or otherwise, whether prior to, during or subsequent to this AND NOTWITHSTANDING that the same may have been contributed to or occasioned by the negligence of any of the aforesaid. The Occupant further undertakes on his own behalf and on behalf of his family and guests to indemnify all the aforesaid from and against any and all liability incurred by any or all of them arising as a result of or in any way connected with the licence.
17. The Occupant hereby undertakes and agrees to abide by, and comply with, all the provisions, terms and conditions of any applicable municipal, provincial or federal laws and regulations and any failure to do so may be deemed to be by the Occupant, his permitted family members, guests, visitors or others attending at the Occupant's site with the Occupant's permission, a breach of this License and, at the Owners' sole discretion, grounds for immediate termination of this License, upon which the trailer shall be removed from the Site and all occupancy at the Site shall cease, with no refund of any deposit held by the Owner in respect of the License.
18. The address for notification to the Occupant of a Notice to be given under the term of this license, or otherwise, shall be at the permanent home address of the Occupant as set out above, unless written notice of a change has been given by regular first class mail. Any notification pursuant to the terms of this license shall be deemed to have been received five working days after it is mailed by regular mail or immediately if delivered to an apparently adult person at the address.
19. In the event of any default of any of the terms and conditions of this License agreement, including a breach of the Park Rules, and except where otherwise stated, the Owner shall have the following rights:
  - a) On fourteen days prior written notice of default delivered, or deemed received under the terms of this license to terminate this License agreement and re-enter upon the above Site and repossess it.
  - b) To sue for any overdue payments or damages arising out of a breach of this license together with interest, (at the Courts of Justice Act Rate), Legal Costs together with any other costs of any nature or kind which may be incurred in repossessing the site and collecting overdue payments or damages.
  - c) To seize any goods or property on the Site subject to any applicable provisions of the law and to sell the same to recover any monies or damages owing.
  - d) To bar the Occupant, members of his family, guests, visitors or other persons attending at the Occupant's Site or at the Park with the Occupant's permission from:
    - i) staying past 8:00 p.m. on any night of the aforementioned fourteen (14) days;
    - ii) attending or participating in any common activities as may be held in the Park.
20. The Occupant acknowledges and agrees that no sales shall be advertised or conducted on any Site and the Owner strictly reserves the right to act as the exclusive sales agent within the Park with respect to the sale of any trailer or structure.

LICENSE OF OCCUPATION – continued

21. This license is personal to the Occupant and is not assignable unless the Owner consents, which consent may be unreasonably refused.
22. In the event that this Site shall be repossessed under the terms of this license, any goods including any trailer that the Occupant has left on the Site shall be deemed to be an article as defined by the *Repair and Storage Liens Act* of Ontario, (hereinafter referred to as "the Act"), and may be removed by the Owner, who shall be deemed to be a lien claimant and the storer under the Act, to whatever location the Owner deems appropriate and the Owner in such removal and storage will not be responsible for any loss or damage to such goods. The Occupant will be responsible for any storage costs and moving costs incurred, together with any outstanding rent or charges or any other monies due under this agreement and the Owner may recover costs and/or monies owing in accordance with the provisions of the Act.
23. Notice is hereby given that entry to the campground is permitted only for activities conducted in accordance with this license and the Rules as they exist from time to time and all other activities are prohibited in accordance with the provisions of *The Trespass To Property Act*, R.S.O., 1990 c. T.21, as amended from time to time. Any person violating this notice or failing to leave the premises immediately when directed to do so shall be in violation of the said Act and may be prosecuted in accordance with its provisions.
24. The Occupant of the Site shall exercise such care as is reasonable in the maintenance of the Site during the term of his License to ensure that persons entering on the Site and the property brought on the Site and the property brought on the Site by such persons are reasonably safe while on the Site and shall save the Owner harmless from any claims as a result of the failure of the Occupant to do so. This clause is included to exclude and modify the Owners' liability as described above and in accordance with the exclusion and modification permitted by the *Occupiers' Liability Act*, Ontario.
25. No add-ons, additions or Site improvements shall be incorporated without prior written approval of the Owner. If such approval is granted, such add-ons, additions or improvements must be incorporated so as not to impede the expeditious vacating of the Site and removal of the Occupant's property.
26. A waiver of any one or more of the terms or conditions herein contained shall not be deemed to be a waiver of enforcement or compliance with any of the other terms and conditions of this other than those specifically waived and in no event shall any waiver be deemed to be a continuing waiver. The Occupant agrees that the Owner shall not be required to monitor and demand enforcement of the terms of the License in cases where the Occupant is not in compliance with the License.
27. By his/her signing of this license the Occupant hereby represents to the Owner and warrants that he/she has the responsibility and/or authority to sign on behalf of family members, guests, visitors or other persons attending at the Site from time to time.
28. The Occupant further agrees that while his trailer and equipment of any nature is on the Owner's premises, he will not hire or permit any person or any company, other than the Owner to perform any labour thereon or to make installation of equipment thereof; it being understood that the owner does not permit any competitive labour or services to be performed on its premises without its express written authorization. The foregoing limitation is not intended to prevent the Occupant or his family from doing such work provided such work is done in accordance with all pertinent laws and/or regulations and has been approved in writing by the Owner.  
  
Once such work is approved the Occupant shall provide the Owner a true copy of Worker's Compensation coverage or liability insurance if self-employed.
29. The Occupier acknowledges that permanent structures of any kind are prohibited on the site and the Occupier shall not claim to be the owner of a permanent structure used or intended for use as living accommodation on the site. It is agreed that if there is a finding by a court, tribunal or office of competent jurisdiction that there is permanent living accommodation located on the site, or if such a claim is made by the Occupier, such claim or finding shall be good and valid grounds for termination of this License of Occupation.
30. If the Occupant shall become bankrupt then accruing License charges together with the License charges for the three months next ensuing shall immediately become due and payable, and the term shall, at the option of the Owner, forthwith be terminated and such accelerated License charge and additional License charges shall be recoverable by the Owner as if it were License charges in arrears.
31. The Occupant shall not register this license, notice of this license or any other document related to this license nor any notice of those documents against the title to the licensed site or the Park unless he has first obtained from the Owner approval in writing concerning the form and content of the document proposed to be registered. The foregoing shall not apply to the registration of a Charge/Mortgage of License provided the notice of the License which it secures has been approved for registration as set out herein. The Occupant will be responsible for payment to the Owner for its out of pocket expenses incurred in connection with its review and approval of such proposed registration.

LICENSE OF OCCUPATION – continued

32. This license, including the schedules hereto, shall constitute the entire arrangement between the parties. There is no representation, warranty, condition or collateral agreement affecting this document other than as expressed herein in writing. This license shall be read with all changes of gender and number as required by the context.

This License of Occupation form is prepared for the exclusive use by members of The Ontario Private Campground Association. Any unauthorized use of this License form is prohibited.

This Agreement signed on the date noted below shall be binding upon the heirs, executors, administrators and permitted assigns of the parties hereto.

\_\_\_\_\_  
Name of Owner (Grangeways Inc)

\_\_\_\_\_  
Signature of Owner (Grangeways)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of Occupant 1 (Camper)

\_\_\_\_\_  
Signature of Occupant 1 (Camper)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of Occupant 2 (Camper)

\_\_\_\_\_  
Signature of Occupant 2 (Camper)

\_\_\_\_\_  
Date

I, the named Occupant for the specified site acknowledge providing the personal information pursuant to this license agreement and confirm the accuracy of the same.

Occupant 1

**I, the named Occupant consent to the collection and disclosure of this personal information for the use by the owner as required from time to time to administer and enforce this agreement.**

Occupant 2

I, the named Occupant herein acknowledge that this contract is governed by the laws of the Province of Ontario. I further understand that the Ontario Courts are the Courts of exclusive jurisdiction in the event of any Court action between the parties.

Occupant 1

Occupant 2

I, the named Occupant herein acknowledge that providing a copy of my drivers' license is voluntary and that this information will be retained to demonstrate my permanent residency. I understand that this information will be retained and that I have been given the option of redacting any information in the photocopy I do not consent to disclosing. I consent to disclosing the information on the photocopy of my drivers' license that I have not chosen to redact.

Occupant 1

Occupant 2



SCHEDULE "A"  
Grangeways Inc.  
Rules and Regulations

It is the responsibility of campers and their visitors to make themselves aware of and abide by the rules and regulations.

**RATES**

Duration of season: May 1 - Thanksgiving Day (Canada). Rates are subject to change without notice. Rates are based on the Family unit, 2 specific adults and their unmarried children, ages 20 years & under, living at home. This does not include married, divorced, or grandchildren regardless of their place of residency. Grangeways Inc. has the right to limit the number of occupants per site. All others are subject to visitor's rates. Regular daily/overnight rates are applicable to visitors and relatives regardless of whether you are or not present. Partial seasons are calculated in the following method:

- i) Days thereafter x nightly camping rate until date of termination
- ii) Maximum fee equal to the seasonal rate. No refunds.

Electricity is metered and charged in addition to the seasonal site fees.

All past due accounts are subject to interest of 3% per month, plus \$75.00 late payment charge.

An additional administration fee may be applied for any subsequent requests for payment.

Trailers coming in must be no older than 15 years. All trailers must be approved by the office.

\$25.00 charge on all NSF or held cheques written to Grangeways Inc.

Taxes, assessment levies, or License fees imposed by any authority are charged in addition to seasonal site fees.

**SEASONAL CAMPERS**

Trailer owners will be responsible for any future taxes that may be brought into effect. Management reserves the right to ask any camper or visitor to leave should they disregard the rules or cause any undue disturbance. We are a privately owned park and are not responsible for any loss, theft of or damage to belongings of campers or their visitors, or injuries to campers or their visitors, however caused. Grangeways Inc. has the right to limit the number of occupants per seasonal site.

A signed copy of your contract will be kept on file in the parks office. Please advise office of any vehicle changes, address, telephone etc. so records can be updated.

Absolutely, no sub-letting of sites and/or trailers. Seasonal License's & Security cards are non-transferable.

Telephone messages will be posted at the store/office. Mail must be sent to your home address or you can rent a postal box of your own. Mail received which is not for Grangeways Inc. will be returned to sender. Do not use Grangeways Inc. business address for personal mail delivery.

If you wish to visit your site during the off season, telephone first to ensure we are available and conditions are favorable. A park entrance fee will be charged. Do not trespass or enter park if gate is closed.

No loitering, picnicking or gathering in public areas. Please use your registered campsite for this.

**VISITORS**

The registered camper is responsible for **registration** and **conduct** of visitors. Everyone must register before entering the park. The park entrance fee is valid until 11:00 p.m. All visitors must leave by this time unless they have registered and paid for the following day. Overnight visitors must sleep in your trailer - no tents allowed. Grangeways Inc. has the right to limit the number of visitors to a site. No overnight visitors will be allowed in the park after 11 p.m. Visitors not on contract using seasonal trailers are to pay regular overnight camping fees. Do not use your security card to admit any visitors. All visitors must press intercom button and follow registration procedures. Please note if you are bringing visitors in your vehicle you are still required to register upon arrival. Visitors found not registered will result in penalty of double the visitor rate, applied to the seasonal account, or eviction of the seasonal camper. All picnics, family gatherings, etc., are to take place on the registered seasonal campsite and not in common areas of the park.

**INSURANCE**

The occupant or seasonal camper states and agrees that he/she possesses insurance coverage for any type of damage to the trailer, vehicles and their contents at the campsite, along with liability insurance and must be able to show proof of such insurance on their trailer or park model if requested. Recreation vehicles and other property are left on Park property at your own risk. Seasonal campers must carry their own insurance on their trailer and site contents for the entire year and not just for summer or winter months. The trailer owner who stores his/her trailer (Oct 15 - May 1) at Grangeways Inc. must realize that it is done entirely at your own risk.

### **QUIET HOURS**

Respect the right of others by playing your radio or TV softly at any time. Radios and music must be turned off and voices lowered at 12:00 a.m. midnight. Quiet hours are between 12:00 a.m. and 7:00 a.m. Any disturbance should be reported to gate attendant or at the office and shall be dealt with accordingly. Excessive noise, profanity, etc. will not be tolerated. Please respect our overnight staff.

### **SECURITY**

Admission by security card only between 11:00 pm and 10:00 am. Park is closed at 11:00 pm, security card is not to be loaned or used by anyone other than registered seasonal camper. Non compliance will result in card withdrawal or termination of seasonal camper.

### **GATE CARDS**

Each gate card is registered to you and your vehicle. Under no circumstances should you give your card to someone else to allow access to the park. Anyone without a gate card must register with the office and obtain a visitor tag. If you change vehicles please notify the office of your new vehicle and licence plate information to avoid having your card deleted.

### **COMPLAINTS**

Please direct your general concerns regarding Schedule "A" and park grounds to Management at [info@grangeways.com](mailto:info@grangeways.com). Any matters of personal safety should be directed to the Durham Regional Police Department. Any violation of the rules by a camper that requires the assistance of the authorities will result in immediate termination of your Licence of Occupation with no refunds. For common items like mismanaged pets, speeding cars, and noise levels, please discuss the issue directly with the party in question. For children disputes and disagreements please contact the parents personally to resolve. If an understanding cannot be reached amicably for any of the above, please forward your concerns to Management directly.

### **CAMPFIRES / COOKING**

Only when park has been issued a fire permit. Check with office for regulation. Must be small, in fire pits and supervised at all times and not left unattended. Must be extinguished completely before leaving your campsite or going to bed. Do not add any flammable liquids to hot coals or fire. Please do not collect firewood from wooded areas; Firewood may be purchased from the park attendant. Campfires are not allowed between 10:00 am and 7:00 pm. No burning of leaves or garbage, wood only. Do not do any indoor or outdoor cooking that will pass strong or offensive odors onto neighbours or interfere with your neighbours clean air.

### **SWIMMING**

Obey the pool rules as posted. No diving in pool. No swimming after dusk. Do not swim alone. THERE IS NO LIFE GUARD ON DUTY. Bathing suits only. No inflatable objects. No chairs or clothing in or around pool deck. Children under 14 years of age must be accompanied by an adult while swimming. No swimming in ponds located on the property of Grangeways Inc. No alcohol allowed in public areas.

### **CHILDREN**

Parents are asked to be in charge of their children at all times. You are financially responsible for their activities. No one under 18 years of age is allowed to stay in the park without supervision by an adult who will be in attendance and responsible for this person. All persons under 18 years of age must be on their campsite by 11:00 pm, or with their supervising adult. The playground is off limits after dark. No loitering around washrooms, baseball diamonds and/or other public areas.

### **VEHICLES AND BICYCLES**

Park speed is 10KM/hr. Only fully licensed drivers and insured vehicles are permitted to drive in park and must stay on park roads only. Driving off park roads will lead to eviction. Please walk to reduce unnecessary driving. No golf carts allowed only electric wheelchair and scooters for handicap use.

Two vehicles per campsite are allowed. However, you must make room on your campsite to accommodate the second vehicle. No parking on the side of or on campground roads, riverbanks, or grass areas.

No parking at the barn, unless pre-approved. Campers should walk to barn activities and fellow camper's sites. Visitors are to park in area that office designates and must have visitor's tags visible in windshield.

No dual wheel trucks, deck trucks, cube vans, utility trailers, etc., will be allowed, with the exception of trailer delivery. No storage of unlicensed vehicles, boats, utility trailers on campsites. No motorized bikes, dirt bikes, ATV's, golf carts etc. allowed in park, with exception of park owners equipment. Seasonal camper's motorcycles only allowed in park and to be driven directly to their campsite. No vehicle repair to be done on park property.

Absolutely no tandem trucks allowed.

Bicycle riding permitted on camp roads only, we recommend the use of helmets. No bicycles in playground or around pool area. No bicycle riding after dark, with the exception of Grangeways Inc. staff. Persons caught riding bikes after dark will be dealt with accordingly.

## **PETS**

Pets are not allowed in playgrounds, in and around pool area or buildings at any time. They must be tied, leashed or contained at all times. Pet owners must be in control of their pets at all times and are legally responsible for their pet's actions. You must clean up after your pet & dispose of litter in a plastic bag. Pets must not be left in the park unattended. Pets are to be kept quiet at all times. All pets must have up-to-date immunization shots. Animal complaints will be handled by a municipal animal control officer.

## **GARBAGE**

Be sure household garbage is in plastic bags and placed in disposal dumpster located beside the bridge. Do not place unsuitable materials in or around these bins, i.e., metal, patio blocks, chairs, barbeques, fridges, furniture, mattresses, etc. We do not accept these items for disposal. These must be disposed of in your local dumping station. Please no dumping of any garbage at our barn gates or on any other property of Grangeways Inc.

Leaves must be bagged in craft paper bags and placed in wagon by dump bins in May & October only. Do not leave any garbage at the front of your site. If any garbage is left at the front or around your site and our staff has to pick it up, a service charge will be automatically billed to your campsite.

## **ALCOHOL/CANNIBAS**

Alcohol must be kept in non breakable containers. Alcoholic beverages and/or Cannabis may not be consumed or smoked in public areas (Provincial Law). Alcohol and Cannabis consumption is restricted to your site. No driving in the park while under the influence of alcohol or any other substance that may impair your cognitive judgement and mobility. Excessive drinking, profane language and/or other nuisance complaints will not be tolerated, and may lead to eviction (with no refund).

## **WASHING AND WATERING**

Car and trailer washing with a hose is not permitted. No watering of lawns on weekends. Campers may water their gardens weekdays between 5am and 7am or later between 10pm and midnight for 20 minutes at a time. No household washing machines.

## **DECKS AND FENCES**

All campers must purchase a work order prior to building a deck. No fences allowed. Cedar rail fencing will be used by management at their discretion. No lattice to be used for privacy. Decks must meet the requirements the office has set up, i.e. railing height, size and location. Decks are to be no longer than the length of the trailer, and no wider than 12 ft. No resale or gifting of used decks.

## **SHEDS**

Sheds must be factory fabricated metal or Rubbermaid. Sheds must be no larger than 80 sq. ft. Maximum shed therefore is 10x8. Only 1 shed per site. No wooden sheds, lean to's etc. allowed. Grangeways Inc. and its management and employees reserve the right to inspect the contents stored in a shed. No resale or gifting of used sheds.

## **STRUCTURES OR ENCLOSURES**

No structures or enclosures of any kind are permitted without permission from office. Solid awnings or Florida Rooms must be purchased through Grangeways Inc. and will be an H&H aluminum structure. Gazebo's must also be approved by office and cannot have a solid or metal roof, awning only.

## **SALE OF TRAILERS, ETC.**

No trailer, sun room, hard awning or other equipment shall be sold using Grangeways Inc. as its point of sale without written permission of the park. A percentage of the price or set fee will be charged by Grangeways Inc. when park property is used for this purpose. For sale signs are not allowed. No soliciting of any business. Upon sale, the seasonal contract and license is non-transferable. Trailers will be listed for sale at the sole direction of Grangeways Inc. and year restrictions will apply. Management reserves the right to disallow any sale of a R.V. or Florida room intended to remain in the park where the R.V.s or Florida rooms age and, or the condition do not meet current park standards. New and used trailers that are brought into Grangeways Inc. are subject to an impact fee. (see under heading "Trailers")

If you chose to sell your trailer privately, it must be removed from Grangeways Inc.

## **CONTRACTORS**

Any external companies that are coming in to do service on your trailer must sign in at the office and provide proof of insurance before providing services on property of Grangeways Inc.

## **SITES AND MAINTENANCE**

Each site has a standard coat of gravel and adequate grass, the site is rented to you AS IS CONDITION. If you wish to improve your site, you can put a request in at the office for materials. Pending availability, Grangeways Inc. will supply the materials (such as fine gravel, sod, and top soil) at an advertised rate plus the cost of delivery and Staff labour. Alternatively, you can purchase the materials you need from your local hardware store. Any delivery must be approved by Grangeways prior to purchase to ensure accessibility.

All improvements made to your site become the property of Grangeways Inc. and must remain on site if you move, i.e. trees, shrubs, flowers, walkways, patio stones etc. If changing site location a service charge or pad fee will be applied. Management reserves the right to use the site when vacant. Sites are to be kept neat and tidy at all times. Seasonal campers are responsible for their own lawn maintenance. Grangeways Inc. shall charge \$40.00 to cut a site and \$20.00 to weed eat a site due to neglect. Grangeways has mowers and trimmers you may use, if you don't have your own. Grangeways will not be responsible for any damage done to flowers, lawn or campsite as a result of work or repairs done by Grangeways Inc. staff.

Unightly building materials, skids, furniture, motor vehicles or parts shall not be stored on campsites.

Do not climb, cut or otherwise damage any tree, dead or alive. All site repair requests must be handled through the office by filling out a work order. No work shall be done on weekends. NO DIGGING on campsite, unless prior authorization has been obtained. There is danger of striking underground wiring and/or water pipes, and other buried services.

No TV towers please, Trailer type aerials allowed, maximum height of 5 ft. Small satellite dishes allowed. No clotheslines allowed. No propane tanks larger than 30lbs, absolutely no 100lb tanks, larger tanks must be ordered through office.

Grangeways Inc., its owners and employees are not responsible for the loss through fire, theft, collision, flooding, sewage backup, loss of electrical power or any cause whatsoever to the trailer, car, boat, or their contents or for any bodily injury to the camper, his family or guests whether due to negligence or otherwise of Grangeways Inc., its owners, or employees.

### **TENTS**

Dining tents without floors are permitted. Tents with floors kill grass and are not allowed. Children sleeping in pup tents on seasonal campsite must be preapproved by office and removed the following morning.

### **OUTSIDE REFRIGERATORS**

Must be enclosed in metal shed. Only 1 extra fridge allowed. No deep freezers allowed.

### **WEAPONS/VIOLENCE/THEFT**

No firearms or weapons of any type are allowed. Violence or actions causing a disturbance of any nature will not be tolerated, and may result in eviction (without refund). Anyone caught or reported being seen engaging in acts of theft of any kind will be immediately evicted from Grangeways Inc.

### **BOUNDARIES**

It is unlawful to cross any fence line or trespass on private land adjoining or across from Grangeways Inc. Please refrain from walking through or across other people's campsites. Please keep children out of unfenced forest areas as this is not Grangeways Inc. property.

### **TRAILERS**

Check with office re: policies and procedures governing the size and year restrictions of trailers allowed into the park. No flush toilets allowed. No washing machines, dryers or dishwashers. No freezers allowed.

Trailers coming in must be equipped with RV type toilet and holding tank. See sewer guidelines below. Trailers should be skirted in. All new and used trailers must be pre-approved by Grangeways inc. Impact and development pad fees paid prior to coming into park. Park models 10' and 12' wide units entering the park are subject to a \$2,000.00 fee. New trailer units entering the park are subject to a \$1,000.00 fee. Used travel trailers entering the park are subject to a \$500.00 fee. The impact/development fee for new and used trailers entering the park which are purchased through preferred dealers will be charged directly to the dealership.

Please consult the office for information regarding these impact fees and Preferred Dealers PRIOR to purchasing a new or used trailer. Once a new or used trailer is purchased, it is important you communicate with the office to establish a delivery date in which road and site conditions are favorable. There will be no trailer deliveries on Friday, Saturday or Sunday.

### **SEWER GUIDELINES**

Here are some guidelines to help you and we prevent sewer problems. Please note there is no charge for septic use in seasonal fee. However, if septic system becomes inoperable, fails, or is shut down by owners for any reason, you will be responsible for any and all additional septic pumping charges to dump your grey and black water holding tanks. These charges will be billed to customer and charged in addition to seasonal fee.

Please remember, your trailer is connected to a private sewer system and not to Toronto's or any other municipal disposing system. The waste is not discharged into Lake Ontario, Lake Simcoe or any other body of water, but is has to be digested by enzymes & bacteria and then percolated into the ground. This is achieved by a system of tanks and leaching pipes. We do not have holding tanks but septic tanks. They are constantly working and always full of effluent. To keep this system working here are the things you must and must not do.

Do not dispose of sanitary pads or diapers of any kind into the toilet. No bandages, paper towels, food leftovers, kitchen fat or chemicals of any kind. Please use only toilet tissue made for septic systems. 1 ply.

Under no condition introduce into the system disinfectants, deodorants, chlorine, germicide, javex, no liquid plumber, even if they claim it is not harmful to septic tanks. All holding tank chemicals are banned from use in Grangeways Inc. Please check with the office on approved holding tank treatments.

All connections to the system must be made by the use of mechanical coupling for solid ABS or PVC pipe (Available from trailer dealers, hardware stores and Canadian Tire). Please inspect your sewer connections for leakage or foul odor on a regular basis to avoid complications. Plumbing concerns from the ground up into the trailer are the camper's responsibility – Grangeways Inc. will maintain from the ground down. Grangeways Inc. will not be responsible for any back-ups into your trailer however caused.

If your trailer toilet is equipped with a holding tank (which everyone should have), you must keep your valve closed and proceed as follows: start off by using the facilities twice and then add a scoop of EcoEthic or other certified environment product. When you go home keep your tank closed. After about a week or when your holding tank is full, empty your tank and flush it with water. Close your tank and start the procedure again. Please inform your visitors of the proper use of your toilets.

The owners or operators of Grangeways Inc. will not be held responsible for loss or damage to life, limb or property of any kind through whatever cause.

**I HAVE RECEIVED, READ AND FULLY UNDERSTAND ALL THE RULES AND REGULATIONS AS STATED IN SCHEDULE "A". I/We agree to abide by such terms and conditions and by the rules stated in schedule A.**

**SIGNED BY:** \_\_\_\_\_.

**DATED** \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Month Day Year