

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 8- 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.

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 LIFEGAUARD 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 and public areas.

VEHICLES AND BICYCLES

Park speed is 10KM/hr. Only fully licensed drivers and 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.

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")

SITES AND MAINTENANCE

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

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).

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 office for information regarding these impact fees and Preferred Dealers PRIOR to purchasing a new or used trailer.

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. 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