

WILL-O-BEND RV PARK

RULES & REGULATIONS

(subject to change)

Will-O-Bend RV Park regulations are intended to provide the frame work for a pleasant recreational environment for our residents by promoting equality & co-operation among residents, managers & owners.

- Will-O-Bend RV Park will operate from April 1 to October 15 each year.
- Power will be available during this time only.
- Water & sewer will be available as weather permits.
- The sale of your site, improvements, and/or trailer must be handled by WILL-O-BEND RV PARK with applicable selling commission.
- No private sales allowed on WILL-O-BEND RV PARK property.
- No sub-leasing or renting of site allowed.
- No RV's over 10 years old at date of occupation.
- All RV's must be maintained so as not to detract from the visual appeal of the Park.
- If unsure of your lot boundaries, please ask management.
- Only one RV unit per site. Maximum two vehicles per site.
- RV's / trailers over 30' must have manager's approval.
- One storage building [Max. 8'(W) x 10'(D) x 6'(H)]* per lot is allowed. (Prefab construction. eg. plastic, or by management approval).
- Sheds are allowed for purchase lots or long term leases only.
- Decks are allowed to a maximum of the square footage of the RV on the site and must be set back a minimum of 10' from side lot lines and 5' from rear lot lines. Construction of decks must be by treated wood, plastic wood or concrete. No painted lumber or enclosed decks. Any change to your deck requires Management approval.
- Privacy fencing (treated lumber no painted wood) to a maximum of 5' high & 12' long is allowed with management approval. (Long Term Sites Only)
- Awnings must be attached to the RV and be retracted if you move your RV. Any alteration of this requires management approval.

- Quiet hours are 11:00pm to 8:00am every day. No loud music or noisy parties. EXCESSIVE NOISE WILL NOT BE TOLERATED.
- Parents are responsible for their children regardless of age.
- Firearms, including air pellet guns, paintball guns, beebie guns, darts and slingshots are not allowed.
- Consumer fireworks are not allowed unless you have management approval.
- It is the responsibility of the tenants to inform their guests of the campground rules.
- No littering on Park property.
- Garbage bins are provided for general garbage. If all bins are full or you have any large items, take garbage to Tie Lake Transfer Station. Do not overfill bins or leave garbage on the ground.
- No flexible sewer hose allowed.
- Potable Drinking Water is to NOT to be used for irrigation purposes
- Absolutely NO SEWER ON OR IN THE GROUND. Anyone caught doing this is automatically evicted.
- Sewer lines must be connected properly and completely sealed by using ABS or PVC solid pipe.
- Do not flush sanitary napkins, tampons, diapers or any other foreign material down the toilets in your R.V. or campground washrooms. Our septic system cannot handle these types of items.
- Environmentally friendly toilet chemical only can be used.
- Do not change or alter the power, sewer or water connections without management's permission.
- Absolutely no camping by anyone other than registered tenants without permission.
- No ATV'S, generators, or motorized recreational vehicles in the campground.
- All pets must be on a leash AT ALL TIMES. Tenants are responsible to clean up after their pets. All pets must be approved by the camp owner. Noisy or threatening pets are not allowed. Absolutely NO pets allowed on the golf course or beach area.

- No open fire pits except in the designated group pits. Fire must be extinguished when unattended.
- Speed limit in the campground is not to exceed 10 km/hour.
- Management reserves the right to evict without notice or refund. Any person(s) who are being a nuisance, become offensive, or create a disturbance; this is at the sole discretion of the owner.
- Maintenance of each site is the tenant's responsibility. Any costs incurred in maintaining or cleaning up your site will be additional to the yearly costs.
- ALL creeks are out of bounds and not to be played in unless otherwise posted. (No lifeguards on duty)
- Do not disturb, move or damage any Park property. Maintenance and service buildings are for Authorized Personnel Only.
- No large groups allowed unless you have management approval.
- Noise must be kept at an acceptable level. Vehicle & outside stereos are not to be used.
- Any contractor working in the park must have management approval.
- No trees are to be removed without management approval.
- Sites can be used by immediate family members.
- Tarps may not be used for awnings, decks, make shift shelters or any other purpose in park except for winter months. (October – March)
- No unlicensed vehicles or mechanical work allowed on sites.
- Guest vehicle parking must be on your lot or in parking lot.
- Your license is renewable, unless management has reason not to renew it. (i.e.) lack of respect of campground rules and regulations etc.
- A non-refundable deposit of \$500 is due on October 15th, with the balance due by April 15th of the following year. If not paid in full, the site is considered vacant. (Seasonal Sites Only)
- License IS NOT transferable or assignable without the written consent of the owner, which consent may be unreasonably denied. (Seasonal Sites Only)

- No units will be sold on site. Anyone wishing to sell their unit is asked to be prepared to vacate their site prior to selling their unit. Absolutely no private FOR SALE signs. (Seasonal Sites Only)
- Should you vacate your site it then becomes the property of the park. (Seasonal Sites Only)

We would like to wish everyone a safe and happy stay, remember this is your home away from home---treat it respectfully.

Thank-you

2009 Changes to Will-O-Bend RV Park

Rules & Regulations

- No flexible sewer hose allowed for long term sites.
- Sewer lines must be connected properly and completely sealed by using ABS or PVC solid pipe for long term sites.

Management Notes and Comments

- Golf Course is for “Golfing Only”, No walking or ball collecting, please respect these rules.

2012 Changes to Will-O-Bend RV Park

- Storage Area – We have limited amount of storage available for the park so in effort to be fair to all and to keep the park tidy storage will be allocated as follows:
 - o Storage area is not for additional RV's. Park rules state one RV per site.
 - o One storage place/site in the event that we run out of spaces preference will be given to lot owners.
 - o For yearly lease holders the deposit will now be \$500 not \$300.

2013 Changes to Will-O-Bend RV Park

- Owners of Rights to Sell Agreements that have not complied with the park rules and regulations will be given written notice of the Managements intent to not renew their License to Occupy. If the Owner does not make the necessary changes, then the Owner will be required to sell their 'Right to Sell' agreement.

2015 Changes to Will-O-Bend RV Park

- Storage shed size. From 8'(W) x 8'(D) x 7'(H) to 8'(W) x 10'(D) x 8'(H)*