

Clear Springs Campground 2019

Dear Lease Holders,

Welcome back to a new camping season. We'd like to thank you for your support in making Clear Springs a great place to camp with good people. Let's all put in the effort for a smooth and safe running campground. ***Some the following information is repeated and some new and you are advised to read it in its entirety as it's in your Lease Agreement.***

Accurate information: We encourage you to talk with us to get accurate and true information. You may enjoy talking with your neighbours but they may not have all the details.

Lease transfers/sales: All lease transfers and sales must be pre-approved by Campground. Any prospective buyer must first fill out an application, meet with us and have a credit check completed. All showings must be by appointment only and not state our location as this brings many strange vehicles driving in at all times. Please think of and remember the rural crime problem. We will ask to see permits in place or arrange for a professional home inspection conducted. Please contact office for further information regarding listings & showings.

Septic tanks: Disposable personal wipes and cleaning wipes, feminine hygiene products, plastic bags, and garbage and food items are not allowed as they plug up and hurt the system. Any lots that have these items in their septic tanks will not be emptied by our truck. Each year tenants deny and point fingers elsewhere but we all need to educate and change our habits. Please post this information in your facilities and dwelling as a reminder.

Property/liability insurance: Your Lease requires current proof of insurance each year. Please ensure that we have a current copy of your insurance on file or risk denial of usage and written notice. Your neighbours will thank you.

Lot development/condition: All lot development must have pre approval or risk tear down. Don't let us use you as an example. A clean and fire safe lot must always be a priority; follow all building and safety codes. Each year we have complaints of a few unsightly and abandoned looking lots. Ask us for suggestions and recommendations that we see on your lot.

Tree clean up: The Campground claims spruce and pine trees. If we have cut down a tree; we will take care of removal. All other tree removal is at tenant cost and responsibility. Large & old poplar trees are dangerous and need to be dealt with yearly. Please let us know when cutting a tree down and please remove problem trees we have previously spoken with you about. Your neighbours will thank you.

North gate exit: At times this access gate will be closed during soft & muddy trail conditions to prevent Campground road damage. This exit is a privilege and must always remain securely locked. Do not give out the lock code to non-registered guests or let them enter through this gate or the code will be changed. Please do not contact us to argue this point.

Target practice/pellet guns: There will be no target practicing or shooting of pellet guns on Campground property. Please leave the property for these activities.

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Dogs: We have been asked and had many conversations regarding past dog problems. Problematic dogs must be reported; owners must be spoken to & held accountable to ensure safety of all people and pets. All dogs are to be on leash, tied up or kennelled in Campground and picked up after on walks. We have added a new dog breed to our not allowed list and that breed is Wolf dogs. There will be no further Wolf breed dogs allowed in Campground.

ATV's/snowmobiles: ATV's & snowmobiles are a privilege and must be driven in a safe, responsible manner following speed limits. ATV's & snow machines are only to exit and re-enter the campground and only drive on roads. These privileges will be taken away from abusers resulting in equipment to be hauled out of the Campground along with a pink slip letter issued to lease holder. Some tenants continue to do this even after numerous talks. There are 2 options/consequences: Tenant to lose privileges or the entire Campground to lose privileges. Your neighbours will thank you.

Golf carts: Golf carts are a privilege and all drivers of golf carts are to be 18yrs or hold a valid driver's license as golf carts have become a common complaint in the Campground. Children shall not drive golf carts and golf carts are not to be used as a babysitter or entertainment. Owners of golf carts must start showing responsibility and set the example to their guests and stop making us the bad guys.

Alcohol & Drug Policy: All alcohol and recreational drugs must remain on tenant lot. The problem we are seeing is tenants and guests driving golf carts and or vehicles under the influence (especially alcohol). Driving a motorized vehicle around the Campground drunk, openly drinking or high is illegal, dangerous, looks bad on the Campground and is just wrong. Laws apply even on Campground property. We are sure this will start a lot of conversation but right is right even if unpopular; together we have responsibility and safety to uphold.

Campground usage: Clear Springs is a recreational Campground only and the lease states it is not to be a full time residence for lease holders. Period of occupancy is not to be more than 150 days a year and no longer than 60 days consecutively.

Water use & electrical service: Our water source is being taken for granted and electrical is being stretched to the limit. Our existing infrastructure was not intended to what the Campground has become and upgrading is out of our current financial capacity. Dwellings should not be lit up like Christmas trees just for show as your neighbour is being affected. Lots that leave lights on after they go home will be notified and then unplugged. Water can be stored for longer periods of time by popping a bleach tablet into holding container or just not collecting so much. What we are asking is less waste of good unused water into the ground and power to be equally and fairly shared. Please do not argue or fight with us on this issue or if this happens. A user pay system may be in the future for those free filling water.

Shower house: We were unable to complete overdue work on the outside of the building because of a very wet and cold September. The outside of building will undergo a facelift this spring or early summer; one of many planned future projects and improvements we have planned.

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2020 lot fees: There will be an increase of 3.5% (\$46.22) to the base lot fee not including GST for the 2020 year. Please contact us if you require payment arrangements. Late payments are subject to additional interest charges.

Lot # lease rent for the year is due by May 1, 2019.

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| Base lot fee | |
| Secondary tenant | |
| Water/electricity | |
| Service fee | |
| Septic holding tank fee | |
| Property Tax | |
| GST | |
| Total due | |

Payable to: Clear Springs Campground
Mailing address: Box 310 Caroline, AB. T0M 0M0
Contact us at: 403-722-2428
Email: info@clearspringscampground.ca
Website: clearspringscampground.ca

**Please note we do not have
email transfers set up.*

Sincerely,

*Pascal and Carrie Bergevin
Owners & Operators
Clear Springs Campground*