

CLEAR SPRINGS CAMPGROUND INC. SCHEDULE "B"

Rules & Regulations

2021

These Rules and Regulations are a part of the Lease Agreement and may be amended from time to time by the Landlord in their sole discretion and without the approval of any Tenant or Tenants. It is the Tenants legal responsibility to abide by these Rules and Regulations as set by the Landlord. **Amended rules are highlighted in blue font for your reading convenience.**

1. Two dwellings on Lots are allowed only in the following cases:
 - a) Parents with Sons or Daughters
 - b) Sons or Daughters with ParentsNo other Lot sharing notwithstanding the above, a Tenant may be permitted to have an additional dwelling on the Lot in a size and location approved by the Landlord for use of guests of the Tenant.
2. No Tenant may Lease more than one (1) Lot.
3. Each Lot must have one (1) dwelling on it. Tenant must use Lot once (1) per year.
4. Each Lot must have a metal or a cinder block fire ring, with a metal lid to cover it. In addition each dwelling must have a working fire extinguisher. Campfires will not be permitted until these requirements thru the Safety Code Act have been met. Campfires must be kept reasonably low and not left unattended.
5. Grass burning will not be permitted at any time or at any place, or for any reason.
6. No fireworks are allowed in Clear Springs Campground. In this forestry area a Provincial Government Permit and a County permit are required.
7. Any fire bans must be abided by whether issued by Province, County or Clear Springs.
8. Storage of any motor vehicle, trailer, or other equipment that is not in working order, or licensed will not be permitted. Friends and relatives must not use the Campground as a staging area or storage facility. Persons in violation will be subject to storage fines and or fees.
9. Garbage is to be taken home by the Tenant and guests.
10. The Tennant is responsible for making sure that their guests follow the rules of the Campground and are to be held responsible for their guests at all times. The office should be notified before guests arrive, if you are lending your dwelling. We strongly encourage you to be on site to look after guests, as you will be held responsible for their actions and behaviour.
11. Any guests over eighteen (18) years of age must pay to enter the Campground according to the following schedule: Landlord may request photo ID to verify age. (Landlord may waive guest fees to elderly or disabled dependant persons who reside with the Tenant. These rates are subject to change without notice, and posted rates will apply.)
 - a) One vehicle plus occupants in vehicle pay two dollars (\$2.00) including G.S.T. for a day visit or five dollars (\$5.00) including G.S.T. for an overnight visit. Unregistered guests will be charged or fined double fees. Unpaid guest fees will be charged to the Tenant.
 - b) Guests accompanying Tenant in Tenant's vehicle are subject to guest fees.
 - c) Fifteen (15) minutes visit of free visiting time will be permitted.
 - d) Guests with tents, trailers, truck campers, camper vans or motor homes etc. will be charged according to the following:
 - Without power - twenty dollars (\$20.00) including G.S.T. per night
 - With power – twenty five dollars (\$25.00) including G.S.T. per night
12. The Tennant is responsible for making sure that their guests pay their fees or to make arrangements to pay for their guests before they arrive.

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13. When guests come into Clear Springs Campground, they must stop and come to the office to register their name & vehicle before they enter the Campground area. In the event the office is closed, guests must sign in the registration book provided. Failure to abide by these rules may lead to a fine or a request for guests to leave the Campground. Landlord will strictly enforce this rule. Even if guests only plan on staying for five (5) minutes, they must stop and register at the office. This rule applies to all service persons/vehicles entering the Campground.
14. The front gate opens at 7:00am and closes at 11:00pm promptly. No exceptions! If you exceed these times you can expect to be locked either in or out. Overnight fees will apply.
15. Quiet time is between 11:00pm to 8:00am.
16. Construction hours are strictly as follows and are subject to Landlord's discretion.
 - a) Mondays to Saturdays - 8:00am till 8:00pm
 - b) Sundays - 9:00am till 8:00pm; Holidays and holiday long weekends no loud construction noise is allowed (2021 amended).
 - c) The use of chainsaws and lawnmowers ect. are restricted to construction hours.
 - d) Generators usage is allowed till 11:00pm. No diesel generators are permitted.
 - e) Generators must be quiet running.
17. Noise By-Law: All noise is to be kept to a minimum. Radios, stereos, musical instruments ect. are to be kept at a normal voice level at all times.
18. Excessive noise shall not be permitted (i.e. running of machinery, wood splitters, saws, woodworking machines etc.).
 - a) Wood splitters for personal use will be permitted.
19. Operation of any personal business is not permitted on the Campground property by Tenant(s) (i.e. blocking, splitting, wood sales or construction of wood products to be sold etc.).
20. Tenant(s) & guests dogs are to be on leash and tied up at all times in Clear Springs Campground.
 - a) Guests must inform office at time of registration of any dogs they are bringing into Campground.
 - b) Pit Bulls (Staffordshire Terriers), Rottweiler's, Doberman Pinchers & Wolf breeds will not be permitted into the Campground.
 - c) Dogs that show aggressive behaviour will be asked to leave Campground.
 - d) Dog owners must clean up after dog inside Campground. Dispose of dog waste properly in their campsite garbage and taken home with Tenant and guests.
21. Horses must be kept in a pasture area in the southeast corner of the Campground by the highway (no enclosure will be provided). Horses are not permitted on the Lots at any time. A route will be provided to exit and re-enter the pasture area.
22. Speed limits must be followed at all times. Posted speed limits are 10 km/h and 15 km/h.
 - a) Tenants and guests caught speeding will be asked to park their vehicle at office and walk into Campground. Guests who speed can be asked to leave Campground. Tenants who speed will be penalized by Landlord through pink slip to Tenant. Report all persons exceeding posted speed limits (vehicles, ATV's, snow machines & golf carts).
 - b) Speed bumps will be constructed at any location the Landlord deems necessary.
23. The cutting of live trees within the Campground is strictly prohibited, unless prior consent has been obtained from the Landlord. Persons violating will be fined fifty dollars (\$50.00 per tree subject to change) per each live tree cut down. This rule includes cutting of Christmas trees.

24. Trees already situated within the Campground cannot be transplanted off the Campground property. Please obtain your trees from the forestry with a valid permit.
25. No entrance into other people's Lots or campsites without their consent will be permitted.
26. Tenant(s) must not unnecessarily use and or waste services provided by Landlord.
 - a) No electric heaters are permitted on serviced Lots.
 - b) No watering grass permitted as to not over tax our water pump and well system.
 - c) No washing of ATV's at the shower house. No washing of ATV's or vehicles (amended 2021) on serviced Lots with sprayers, hoses, electric run pressure washers. Wash your ATV by hand or take out to carwash to avoid over usage of Campground water and the well water system.

Tenant(s) must practice water and electrical energy consumption conservation by using LED light bulbs. Power to Tenant(s) Lot will be turned off if lights remain on when Tenant is not in residence. Construction on serviced lots is not to be at landlord's electrical cost (amended 2021).
27. No ATV or Snowmobile riding in the Campground. The only riding permitted is to exit or to re-enter the Campground. This means the following:
 - a) Ride directly out without visiting at any other campsites.
 - b) If riding with others meet outside the north side gates or down by the route map if exiting out the front entrance. Make arrangements prior to ride of meeting times and place.
 - c) Returning from the ride, you should go straight to your own campsite – not anyone else's. Visit other Lots only by walking on foot, motor vehicle, pedal bicycle or by a gas operated golf cart approved by Landlord.
 - d) Your ATV or snowmobile is not to be on at anyone's Lot/campsite at any time.
 - e) No riding ATV's or snowmobiles etc. over or through the trees and bushes on lots or any place else. Drive only on roads and driveways.
 - f) Report any motor vehicles, ATV's and snow machines exceeding speed limits.
 - g) Violators of these ATV rules will lose their ATV privileges for a period of time to be determined by the Landlord. The following are ATV Privileges :
 - To haul water to your campsite
 - To haul propane for filling
 - To haul grass clippings or ashes to front pits
 - h) Dirt bikes must be pushed, towed or hauled out of Campground. Tenants/guests may obtain prior approval from Landlord to ride out if they are in good standing.
28. Trailers on Lots may have decks, awnings and additions, with prior approval from the Landlord and have required permits in place before construction.
29. The following rule applies to bird feeders: Bird feeders are allowed to be set up on or after November 1st and must be taken down by April 1st as a deer and bear deterrent.
30. The following regulations apply to children's play structures (tree houses and forts):
 - a) Floor height on top side to be a maximum of four (4ft.) feet from the ground.
 - b) Walls cannot exceed four (4ft.) feet high.
 - c) Hand grips must be installed up on the side of the floor, to hang onto.
 - d) There is to be no access to the roof.
31. The following regulations apply to the construction of new cabins, outside toilets, sheds or any other new buildings: Please also see item #47.

- a) Pre-approval must be obtained for any development and or changes.
 - b) Cabin size must be a minimum of two hundred (200) square feet.
 - c) Cabin size must be a maximum of six hundred (600) square feet. Government Building Permits must be obtained before construction begins. See the office for more information. Do not start without a permit or pre-approval!
 - d) All roofing of the cabins is to be in natural colors green or brown.
 - e) All outer walls are to be in the colors brown, green or natural wood.
 - f) The maximum number of buildings per Lot is the following:
 - One (1) dwelling – size and design must be pre-approved by Landlord.
 - One (1) guest dwelling – size and design must be pre-approved by Landlord.
 - One (1) wood shed – size and design must be pre-approved by Landlord.
 - Two (2) additional sheds – size and design must be pre-approved by Landlord.
 - One (1) outside toilet – size and design must be pre-approved by Landlord.
 - One (1) additional dwelling (RV trailer if allowed pursuant to these rules).
 - g) A tarped car port can be pre-approved to protect Tenant's motor vehicle from weather.
32. The following regulations apply to all indoor/outdoor toilets:
- a) Outside toilets are to be totally sealed off, and have either roof or side lighting.
 - b) Side vents are to be installed near the top and must be screened.
 - c) A vent pipe must be installed from the bottom, going up to the roof and must be screened.
 - d) The seat and lid must be sealed to prevent flies from escaping.
 - e) All outside toilets are to be treated with lime on a regular basis.
 - f) No garbage of any kind is to be thrown into any toilet. Landlord can check outside toilets and tanks to ensure compliance.
 - g) All outdoor/indoor toilets must be connected to a CSA Approved concrete holding tank.
33. The following regulations apply to holding tanks:
- a) A first time installation of a holding tank will be installed on serviced Lots each year thereafter, a charge of one hundred and thirty one dollars and twenty five cents \$131.25 (price subject to change) including G.S.T. per year will be added to the yearly fees due May 1st. Tanks will be emptied after October 15th. If the tank becomes full before October 15th it becomes the Tenants responsibility at the above cost of pump out.
 - b) Lots without service are responsible for cost and installation of a holding tank. The Tenant is responsible at the above cost of emptying the tank when full and before winter freeze up.
 - c) All holding tanks installed must be CSA approved and must be made of concrete.
 - d) All Tanks must receive all grey and black water as well as sewage deposits from outside toilets, buildings, and dwellings.
34. Buildings and other materials are to be kept as far away from Lot lines as possible.
35. A Safety Checklist (Safety Code Act) completed by Tenant to regularly inspect and maintain the following:
- a) All fire pits, propane & electrical fittings, stoves, chimneys, sewage. Any deficiencies are to be documented and repaired within fifteen (15) days extended by the Landlord.
 - b) Trees that are too close to buildings are fire hazards & must to be removed.
36. Each Tenant must comply with all regulatory requirements of any Municipal, Provincial or Federal Government Agencies (Safety Code Acts).

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37. Lot Lease sale transfer. No assignment of this Lease shall be permitted without the written consent of the Landlord by either the current or new Tenant. A transfer fee of five hundred & twenty five dollars \$525.00 (subject to change) including G.S.T. is payable to the Landlord before transfer is completed. All requirements of Landlord must be met before a new Lease is transferred by Landlord to Tenant.
38. No fences may be erected. A privacy screen (pre-approval at Landlord's discretion) may be allowed with consultation on size, style & color. The Landlord has the sole discretion to refuse fencing/screening. No barbwire fencing will be allowed. A dog run/kennel may be allowed with pre-approval from Landlord (size & location to be agreed upon).
39. Pink slip violation letters will be issued to Tenant(s) when a lease violation has occurred. The Landlord can commence eviction proceedings after three (3) pink slips issued against the Tenant under the Acts of Default by Tenant section in Lease agreement.
40. All charges, rates and fines stated herein are subject to change by the Landlord without notice to any Tenant(s). Landlord will provide no credit to Tenant(s) or guests.
41. Period of Occupancy of Leased Lots is not to exceed sixty (60) consecutive days or one hundred and fifty (150) total days per year. Tenant(s) may not reside in the Campground. Clear Springs Campground land is intended and is zoned for recreational use only.
42. Lot lines and boundaries are pre-set by the Landlord and the Tenant must not adjust set lines.
43. Snow plowing of driveways is available to Tenant (based on equipment availability).
 - a) The Landlord shall not be held responsible for any damages occurring to Tenant(s) property or Lot.
 - b) Snow plowing requests must be made 4-5 days ahead of Tenant(s) arrival date.
 - c) There will be a minimum charge of twenty dollars (\$20.00 subject to change) including G.S.T. payable to Landlord.
44. Tenant(s) shall not verbally abuse, intimidate, harass or threaten in any way the Landlord, it's employees or any persons on the property (Amended 2021).
45. The Landlord reserves the right to temporarily close the Campground (office or any of its buildings and Land) for maintenance work and or vacation purposes. Notice shall be given.
46. Feeding wildlife is not allowed (e.g.: salt licks, hay, oats) to avoid encouragement of wildlife to visit/stay; possibly become territorial and potentially dangerous. Keep your family safe by avoiding feeding the wildlife.
47. Changes to Lot must be submitted in writing to Landlord and signed, dated with approval. Copies of these changes are to be kept on file at office.
48. Golf carts are permitted in the Campground. Golf carts must abide by posted speed limits, driven only by a person 18yrs of age or hold a valid driver's license. Golf carts are not to be operated in Campground by any persons under the influence of alcohol or drugs.

Many of these rules are rules set out by the Government of Alberta, Clearwater County, and have been adopted by Clear Springs Campground. They are for everyone's personal safety and enjoyment. A copy can be obtained from the office or on our website.

Pascal and Carrie Bergevin, Owners & Operators

Clear Springs Campground, Box 310, Caroline, Alberta T0M 0M0

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