

## **BAR W RV RESORT RULES, POLICIES & REGULATIONS**

The following rules and regulations are applicable for All RV Site Lessees, their guests, visitors' invitees, and anyone visiting the RV Resort.

### **GENERAL GUIDELINES**

- 1)** Please stay within the RV Resort's boundaries and obey all posted signs.
- 2)** Please observe all rules, restrictions and policies as stated in this and other documents.
- 3)** Fires are only permitted in the permanent fire bowls on your campsite.
- 4)** The cutting of trees or gathering deadfall on the RV Resort's lands is prohibited.
- 5)** Firewood can be purchased from the RV Resort Office.
- 6)** Please obey all fire restrictions and always keep up to date on current restrictions.
- 7)** Follow all Government of Alberta requirements and restrictions regarding access and use of the Lake.
- 8)** WIFI is available for purchase through a local service provider only. Contact the RV Resort Office for more information.
- 9)** Please use all garbage containers for your trash and follow any required recycling rules.

### **GENERAL POLICIES**

- 1)** The BarW Resort season runs from May 15 through October 15, dependent on weather or as mandated by Alberta Government regulations.
  - 2)** Smoking and the use of electronic smoking devices are prohibited in buildings and in any public areas and permitted on the Lessees own site only. Cigarette butts to be disposed of appropriately in the trash to avoid littering fine of \$50. Please ensure your butts are completely out prior to disposing in trash.
  - 3)** "Quiet Time" is between the hours of 10:30 PM and 8:00 AM. All Lessees are responsible for keeping noise levels at a minimum during this time. All children under 18 years of age are required to be at their assigned site during the quiet time hours.
  - 4)** The operation of generators is not allowed at any time in the Resort, with the exception to this policy being if there is a power outage. If allowed to be used, a low decibel (49-53) generator with a 59 rated load must be used. Ideally a Solar Charging system should be used.
  - 5)** Notice From October 16 through May 14 (the Off Season), Lessees who have paid their October 1st \$1000 site deposit for camping the next season are allowed to store their RV on their specific rented site. Under no circumstances is anyone permitted to enter the BarW Resort in the off season without notifying and arranging access to their site with BarW management prior to accessing the Resort.
  - 6)** A non-refundable deposit of \$1000.00 is due on or before October 1, which will hold your site for the following season. The deposit is payable by draft, cheque or e-transfer and will be applied to your annual Lease fees which
- BarW RV Resort Lease Agreement V1.4 - MD \_\_\_\_\_ / \_\_\_\_\_

are due in full by March 1 to secure your site for the following May 15 through October 15 season. If deposit is not received by October 1 your RV must be removed from the site by October 15. If the RV is not removed by October 15, a charge of \$20.00 per day will be applied until such time the RV is removed. All other costs associated with the RV will also be charged back to the Lessee.

**7)** The Lessee cannot rent, sublet, or loan the site, and must be present to host visitors.

**8)** Additional off-season storage for boats and OHV is available in the Resort's designated area for a nominal fee. All Lessee's items at the RV Resort reside at the Lessee risk, during season or off season.

**9)** Common courtesy will prevail between all persons in the BarW Resort. Profane, abusive, or threatening language or actions directed at BarW Resort personnel or other Lessees is prohibited. Anyone engaging in such activity will be evicted from the Resort.

**10)** Any Lessees whose actions adversely interfere with the operations or pose an imminent danger, threat or danger of the BarW Resort will be evicted from the Resort.

**11)** All Resort visitors must first be registered by the Resort manager or by one of our authorized Resort representatives prior to entry.

## **ENVIRONMENTAL & WASTE**

**1)** The RV Resort's natural lands are to remain unaltered and only used for walks and bike rides. The following activities are strictly prohibited:

- The building of any form of water obstruction such as a dam
- The building of any type of bridge over the water
- The operation of a water pump of any sort

**2)** Lessees are not permitted to cut, defoliate, or remove any trees, bushes, or plants of any kind from the undeveloped areas of the BarW Resort property.

**3)** The following practices must be followed to prevent damage and destruction to wildlife in the Resort:

- Never feed wildlife.
- Bird feeders containing seeds are not allowed in the Resort.
- All garbage must be placed in the bins provided by the BarW Resort. Never leave garbage around the outside of your RV unit
- No food storage outside of RVs
- No pet food to be left outside overnight.
- No food can be left on your barbeque.

**4)** BarW Resort waste bins cannot accommodate large items. Lessees are required to dispose of large items at the authorized Stettler regional landfill. Recycle at Municipal recycling facilities located at various locations in Stettler.

**5)** BarW Resort is not equipped to dispose of hazardous waste items. Hazardous waste items such as (but not limited to) batteries, empty propane tanks, paint and oil must be disposed of in Alberta Hazardous Waste regulated disposal facilities.

## **SAFETY**

- 1)** BarW Resort speed limit is **10 km/h** and will be strictly enforced with zero tolerance for speeding. All One-way traffic signs must be obeyed, no matter the type of motorized vehicle being driven.
- 2)** When leaving your site, it is recommended that awnings be closed due to the sudden and strong wind gusts that will cause severe damage to your unit and pose a safety hazard to others.
- 3)** Minor children are not permitted to stay on the premises without adult supervision.
- 4)** Children 12 and under are not permitted to enter the lake or the water-based play parks unless accompanied by an adult.
- 5)** The use of firearms, lethal weapons, illegal drugs, and fireworks are strictly prohibited on BarW Resort property. This includes all projectile type weapons such as guns, crossbows, bows, slingshots etc.
- 6)** The main Resort gate is for the security and safety of all BarW Resort Lessees. The gate must always remain closed to prevent non Lessees from entering the Resort. Anyone entering or leaving the Resort must ensure the gate closes behind them. Anyone loitering around the gate or any suspicious individuals near the Resort should be reported to BarW Resort management or the RCMP.
- 7)** Signs indicating safety hazards are posted where hazards may exist and must be obeyed. The climbing on power boxes or pedestals is prohibited.
- 8)** Site power pedestal covers can not be removed for any reason.
- 9)** All lease holders must ensure their utility right-of-way access, water and power posts are all easily accessible by our Resort staff.

## **THE LESSEE'S SITE**

- 1)** All Lessees are responsible for the security of their site.
- 2)** Lessees may not erect clotheslines on their site. A small clothing rack may be used to dry a small number of articles but must be removed as soon as possible to keep the site clean and tidy.
- 3)** Spikes or pegs longer than 6 inches and any other objects such as (but not limited to) posts, decorative items, flag poles and satellite dish stands may not be driven into the ground on or around the site due to the presence of underground utilities. Any exception to this policy must be approved by BarW Resort management.
- 4)** Due to sudden and strong wind gusts in the area, personal items stored under or around your RV must be stored in a neat and secure fashion. BarW Resort is not responsible for the loss or damage of personal items. Fabric-type skirting is permitted. It must be windproof and aesthetically pleasing. BarW Resort management will determine what constitutes unacceptable storage practices.
- 5)** Excessive plants and ornamental objects are not allowed. BarW Resort management will consider overall aesthetics in determining what is "excessive". Hedges are recommended not only for esthetic reasons, but they also have no height restrictions which allow you to create incredible privacy. Fences must be temporary— i.e. buried posts, cemented posts, and buried anchors are not allowed. Fences may be supported using planters to anchor them, or weighted bases/stands may be utilized. Fences are restricted to 4 feet in height (from ground

level). Metal fences are not allowed unless they are railing-style. Privacy screens can be a maximum of 6 feet tall (from ground level) but may not be used as fences.

**6)** The RV Site must be kept safe, clean, neat, and free of litter and debris at all times.

**7)** Any detached structures must have a structure plan approved by BarW Resort management before work on the structure can begin. The structure must follow Resort aesthetics, municipal guidelines and must be properly maintained including stain. Only one Shed or approved structure per site. Shed must have a height less than 10ft (3m) and floor area less than 100 sq.ft. (9.3 sq.m.) Gazebo height is limited to 16ft (4.88m).

**8)** Non-permanent decks are permitted, with prior approval. Decks may be no longer than your awning, no wider than 10', and the surface of the deck may not be more than 18" from the ground. If attaching a windbreak, the height may not exceed 6' from the ground. An application with a sketch of your deck and/or windbreak plans must be provided to BarW for approval before any building commences.

**9)** Deck Boxes are permitted on site for storage of small items. The deck box must be adequately secured to account for the wind.

**10)** As per county regulations, all structures including fences, privacy screens, sheds, shelters, etc. must be set back from your RV-site property line by a minimum of 1.5 meters.

**11)** All detached structures must follow RV Resort aesthetics and be properly maintained including stain/paint. Wooden structures (decks, wind breaks, etc.) must be stained annually (or more frequently, as needed) including those which came with your site when you moved onto it. To maintain the resort's natural, outdoor experience, all materials and colours must be approved. 'Earth-tone' colours are mandatory - i.e. no bright or non-earth tone colours. Solid vinyl sheds are encouraged as they require little maintenance and offer good, long-lasting value. Tarps are not allowed to be used for shelter or privacy screens.

**12)** The number of daytime visitors per site will be limited to six. This number may be reduced if mandated by government regulations.

**13)** The number of overnight visitors will be limited to the number of people the RV is designed to accommodate, or to a maximum of six.

**14)** From time to time, BarW may have sites available for Lessee's guests to RV camp. Check with the Resort office for availabilities and rates. Lessees must be on site for guests to stay at the Resort. Prior arrangements must be made with BarW Resort management.

**15)** Tent camping is ok, as long as the tent is not up more than 3 consecutive nights. Tent must be occupied by the sites Lessees – no visitors allowed to tent. Tent or RV sleeping only – no overnight sleeping in gazebos and sheds.

**16)** Visitors may only be present at the Resort if the Lessee is present.

**17)** Lessees are not allowed to infringe on an occupied site unless invited by the occupant of that site.

**18)** Fires are allowed in approved fire pits only. Certified charcoal or gas grills and elevated fire pits that are completely screened with a permanently attached "swivel style" screen are acceptable. Fire pit maximum diameter of 3 ft (0.9m), not exceeding 2ft (0.6m) high, with a 10ft (3m) buffer between the fire pit and any combustible building, structure or vehicle. Mesh screen openings no larger than 0.5in (12.5mm).

**19)** Fires must never be left unattended and must be maintained to a size that does not allow the fire to breach the confines of the fire pit.

**20)** Everyone is responsible to adhere to all provincial and municipal fire bans. No fires are allowed when a fire ban is in effect.

**21)** Barbeques and fire pits must be kept clean and free of leftover food, grease, and garbage.

**22)** Sites are designed for one (1) RV only and depending on the size of the driveway, one (1) or two (2) motorized vehicles. Do not park on the grass or on the roadway.

**23)** The overnight storage of OHVs, non-street legal motorbikes and trailers are not allowed on your RV site. A designated storage area is provided at no additional cost during the season.

**24)** Lessees are responsible for the maintenance of their site which includes the cutting of the grass. A grass cutting service is available if you are not able to cut your grass yourself. BarW Resort management can provide more information.

**25)** Any site improvements that are considered by BarW Resort management to be permanent cannot be removed at the end of your term. Clarify prior to proceeding with any permanent structures. It will be at BarW Resort management's discretion as to whether the improvement must remain or must be removed.

## **SIGNAGE**

**1)** All sites are numbered with a site number. This number must remain in place and be always visible.

**2)** All notifications must be posted on the community bulletin board attached to the south or east side of the store building.

**3)** BarW management approval is required prior to posting any other signs or notices within the Resort.

**4)** Lessees may not advertise, offer the sale of products or services, or operate a business from the BarW Resort without prior approval of BarW Resort management.

## **MOTORIZED VEHICLES**

**1)** The operation of OHVs and unlicensed motorbikes is not permitted within the BarW Resort. There will be designated parking available for off road vehicles and boats. Under no circumstances can they be parked on the road, grass or on your site.

**2)** All motorized vehicles or bicycles must be equipped with a forward projecting light and rear facing reflectors when used after dark.

**3)** No inoperable motorized vehicles shall be kept on site.

**4)** Golf carts are allowed at the Resort. Golf cart drivers must be a minimum 16 years of age or older and hold a valid Alberta Driver's License to drive a cart.

**5)** Motorized toy vehicles are prohibited from all roadways and parking lots. Children operating toy vehicles must be in a common green space and be always accompanied by an adult.

## **PARKING**

- 1)** Vehicles must be parked on your assigned site or in one of the designated parking areas. Parking on the grass, the road or in other sites is prohibited. Lessees and visitors can use any of the numerous additional parking designated areas.
- 2)** Parking spaces at the washhouse building are only to be used by Lessees and visitors when using the washhouse facilities.
- 3)** Please observe the handicap parking throughout the Resort.

## **RVs**

- 1)** All RVs and vehicles must be capable of being moved with 24 hours notice. If the owner is not able to move the RV or vehicle, the owner must have it removed by a third party at their own expense.
- 2)** All RV mechanical repairs must be performed by a qualified person or authorized dealer. Please advise and provide notice to BarW management that a repair person or authorized dealer will be coming onsite.
- 3)** Scissor chocks are mandatory for all RVs stored on site both during the camping season and during off season. All RVs must have adequate chocks to prevent the movement of the RV. No plastic chocks are allowed as they tend to blow away and allow the RV to move. The recommendation is for 6x6's or rubber chocks on all tires.
- 4)** Lessee requires written BarW approval to camp onsite if the Lessee's RV, whether vehicular or trailer type, is older than 15 years of age. Age determined by RV Registration and Insurance documents.

## **SERVICES**

- 1)** Due to unexpected forecasted cold conditions the Resort reserves the right to alter the water shut off date each season.
- 2)** The washrooms are for personal use and every effort to keep the washhouse clean, and tidy is required by everyone.
- 3)** The washing of dishes or clothes in the washrooms is not permitted.
- 4)** Metered showers are available for BarW Resort Lessees and guests only.
- 5)** All RVs must be equipped with a backflow preventer on the water supply line. This backflow preventer is an AHS regulatory requirement and cannot be removed for any reason.
- 6)** Please ensure your taps and toilets are not leaking or left running when not being used.
- 7)** Use of BarW water for outside watering, watering of vegetation, washing vehicles is not permitted.
- 8)** Personal Swimming pools, wading pools or hot tubs of any sort, are prohibited in the Resort.
- 9)** The washing of vehicles, RVs, OHVs is not permitted.

- 10)** RV water supply line valves must be closed before leaving your site for more than a 24-hour period.
- 11)** Sewer collars or approved sealed sewer connections are always required. Un-collared sewer hoses should not be used and cannot be put in the sewer pipe. At the end of the season, non removal of sewer line will result in a \$25 charge as well removal or lost sewer caps \$25.
- 12)** Wastewater must be discharged into the authorized receptacles only & never discharged on ground.
- 13)** Disposal of food waste, grease, diapers, sanitary napkins, tampons, and personal wipes into the sewer system is prohibited. These items will plug the system and render the system inoperative.
- 14)** The dumping of chemicals into the sewer system is also discouraged as some chemicals will prevent the natural biological reactions within the system.

### **PET POLICY**

- 1)** Pets are defined as domestic dogs, cats, birds, and other animals as approved by BarW Resort management.
- 2)** Owners are legally responsible for any injury or loss or damage caused by their pets on their site, others sites, or public resort areas.
- 3)** The BarW Resort is not responsible for injuries to pets, their owners or others using the BarW Resort which is caused by anyone's pet.
- 4)** Pet owners are to respect all others, both human and pet by keeping their pet from jumping on or interfering with other people or their pets.
- 5)** All pets are required to have current vaccinations and licensing, with a maximum of two pets per site is allowed.
- 6)** No site (occupied or not occupied) or common area between sites shall be used as a "Dog Run".
- 7)** Pets must be always restrained and under control of the owner when on and off the owner's RV site.
- 8)** All pet leashes (including retractable leashes) must have a maximum length not exceeding 10 feet.
- 9)** Vicious or aggressive pets are not allowed in the BarW Resort.
- 10)** Uncontrolled barking at any time whether in the RV or outside the RV is prohibited.
- 11)** Pet fences are allowed but may not exceed 3 feet in height or wrap around the RV or site.
- 12)** Pet droppings regardless of where they are, must be immediately picked up and be deposited in the trash receptacles.
- 13)** With the exception of registered service animals, pets are not allowed in the washhouse and store.