

Seasonal Campers; Policies/Rules/Contract

Welcome and Thank you for being here at "All Done RV Camping"

Speed limit in campground is 10 mph (20km) at all times

We are Not Responsible for Injuries, Damages, Lost/Stolen Belongingsor the Weather

- Common sense prevails in all situations (just incase there is not yet a rule about a particular situation)
- Rules can and might change as need be, throughout the coming season
- Use Patio Furniture, Public Trailer, Roof area, Public Decks, at your own Risk

We are Long Stays of 4 nights or more, and Seasonals (must have a permanent home residence to be here as a seasonal)

--Keep your dog poop bags in your own container, at your site, then put into your own garbage bag to dispose of, and all dog owners can take turns changing the garbage bag, in the can, at the garbage-cabin/bin.

--No more bird feeders, they attract squirrels and raccoons, and do not feed squirrels or crows your old bread

NEW: If you over-use your electric with appliances, or have a dirty connection to my 30amp plug, you will be charged \$200 for any damages. Me and an electrician did go around checking them all.

NEW: your firepit ashes, can not go into my garbage, not even cold, as per manager at the garbage dump place told me....so I will supply you all with a metal pail and scoop. Leave pail out, where I can easily see it, and I will deal with it. They do have a big metal container at the dump, I can dump into, just no plastic bags allowed in it, so messy.

NEW: I must approve any site alterations, such as fencing, borders, plants, trees, flowers, etc. Nothing will be dug up when you leave, it stays.

EVENTS: all planned events are focused on the grown-ups and if you must bring your dog, have it on a short leash, out of the way, and NO extendable leashes, and zero barks. No Dogs to any Food Events

follow along on **All Done Camping- Events** FB group, for updates, which is just for us Seasonals

1. Due to insurance and legal issues, your RV on our seasonal sites are not to be subletted/used by your family and friends, if you are not here with them. Lawyer says: we have an unofficial contract between us and you only. The site you have paid for, is listed only to you.

2. We need to know who is on site at any given time....which is hard to do with no gate. I have a Visitor Book at the office, but for you seasonals that have regular guests, just one time give me your frequent visitor name, and what they drive, then they don't have to check in everytime with us, but do let me know when they will be coming and leaving, and i'll write it

in the book.we are responsible, in case of emergency, to know exactly how many are on site, and names, and what site they are in. If you arrive at a strange day/hour, please text or FB me so I know its you, and not a trespasser.

3.I must know who is going to be sleeping over with you, and there is a **fee per person, for over night guests, we do not charge for your day visitors**, and visitors are to be gone by 8pm or notify Willa. All of our prices are based on 2 people. **Nightly guest: \$10 for any age and this includes close family members, and I need to know by text, FB message, or verbally BEFORE they sleep over, and pay Willa.** The Nightly campers do have to pay for visitors

4.We need: proof of your [Liability Insurance](#), as per our insurance policy. You get this from your own insurance company, it is under your Home or Apt. Insurance. It is not covered with your automobile, that is only when you are towing it. Just phone your agent, and ask for a Letter of Confirmation of your liability insurance, showing your RV, policy #, expiry date; and your agent can email or mail it to me. I need your renewal with new dates yearly

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5.I need your: full name(s); address; phone numbers, and one Emergency name and their contact number

6.Next years deposit, to save your site, \$400 +tax, is due by Sept 30th; Non-Refundable.

This must be paid even if you remove your RV for the winter months. The money will go towards your site for next year. The final amount owing of **\$1600 +tax is due by May 15th**. You can make payments throughout the winter, by etransfer or mail a cheque. If you do not stay for the summer, you must have your trailer moved out "Before May 15th, or when dry to do so, speak to management.

7.**Vacating your site early**, for any reason, or if you are asked to leave, No Refunds No Credits, and that site is now mine to rent out again, it is Not yours till end of season. Seasonals already get a great discount, check out the website: 1 month is \$1000. I must also know your plans of selling, and kept in the loop of your plans and progress of the sale.

8.**Your sites and trailers need to be kept clean, tidy and washed. No duct tape** unless it is white or matches your trailer. **No tarps**, get yourself a shed. It is your responsibility to keep your site clear of debris, obstacles or any hazzards that may harm others.

9.**Large garbage items**, such as renovations, BBQs, mattresses, awnings, etc. **do NOT go into our garbage cabin**, you are responsible to get rid of them.

10.**Only grey water valves are to be left open all the time, keep Black Closed always until almost full**, see below for more details on Black & Grey tanks.

11. NEVER PUT ANY KIND OF: Wipes, Paper Towels, Feminine Products, into your holding tank. Always use septic chemicals in your toilets and holding tanks.

12. DO NOT USE COSTCO toilet paper..... it does not break down, plumbers tell us, bad to use in your house too.

13. Mow your own site, I will leave the 2 push mowers/gasoline outside big shed on weekends, but not my whipper snipper. You need to trim around your own decorations. Dollar store has great 12 inch hand cutters great for trimming. ****New; Do Mow May, and do not bag lawn cuttings,** Do Not adjust the mower height, they are set correctly and if too low you damage the lawn and easily hit roots and rocks that damage the blades. Once these mower break-down, I will not be replacing them.

14. **I can not lend out tools,** there is small shed with tools available for public use; USE at YOUR OWN RISK

15. Seasonals may wash their RVs here, using pail and brush, but everyone go into town to wash your car or truck.

16. I do use round-up on the grounds for weeds and edging, but early in the week so it is not wet for weekends

17. **Do not use bleach or harsh chemicals,** they will corrode your valve seals, and mess up my septic bacterial break down.