

Seasonal Campers; Licence to Occupy

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

***By Paying your seasonal site fees, means you have entered into a Contract and "you agree" to the following pages of Terms and Conditions:**

- 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 in case 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
- Do Not drink the water, it is fine for cooking and washing up, as the wells are in ground, untreated water

Seasonals must have a permanent home residence, no mail to come here, and no Amazon deliveries. There is an option on Amazon to "pick up" in Sussex, 201 Main St., E4E1R0, its inside Shoppers Drug Mart

New: closing date is now Oct 26th, not Nov 1st. If you need to come in after the 26th or through the winter, you must send me a text each time

New: the public trailer, bathroom, is for our gatherings and to be used to only Pee, if you need to poop you go to your own trailer, thanks.....yes, it has been an issue

New: Country flags only; No political paraphernalia to be displayed; No "intense" political talks at our gatherings

New: all new decks must be ground platforms, best in sections, no more above the ground, you can build solid steps to go up into your trailer with a rail

- 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.
- 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.
- Your firepit ashes, cannot 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 the ashes. They do have a big metal container at the dump, I can dump into, just no plastic bags allowed in it, so messy.
- I must approve any site alterations, such as fencing, borders, plants, trees, flowers, etc. Nothing will be dug up when you leave, it stays.so no wood stuff, as it rots
- No more bird feeders, they attract squirrels and raccoons, and do not feed squirrels or crows your old bread

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

****follow along on All Done Camping- Events** FB group, Private Group, for happenings here

1. Due to insurance and legal issues, this License to Occupy does not entitle you to sublet or sublease your RV. Nor let your family and friends use it, if you are not here with them. We have a Contract between only us. The site you have paid for, is listed only to you.

2. I 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, text or message me of incoming guests, to let me know when they will be coming and leaving. I am responsible, in case of emergency, to know exactly how many on site, and where. **If you arrive here on 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 **\$10 fee per guest, of any age, including close family. We do not charge for your day visitors**, and visitors are to be gone by 8pm. All of our prices are based on 2 people. **I need to know by text, FB message, or verbally BEFORE 8pm, of the sleep over, and pay Willa.**

4. I need proof of your [Liability Insurance](#), as per our insurance policy. Send me a pic of your insurance, or get letter 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 year's deposit, to save your site, \$400 +tax, is due by Sept 15th; 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 "Full Season". The final amount owing of **\$1600 +tax is due by May 10th**. You can make payments throughout the winter, by e-transfer or mail a cheque. If you do not stay for the summer, you must have your trailer moved out "Before May 10th, 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 know of any plans of selling, and kept in the loop of your plans and progress of the sale. **Your contract/site is non-transferable, your trailer must be moved out after the sale, or speak with management. No money you have already paid goes towards the new ownership. New Owner, New Contract/License to Occupy. The \$400 you had paid in the fall, does not go towards the season payment, it was for the winter storage/deposit, it is gone. Now regular pricing and 1/2 season pricing comes into effect, as per the website pricing.** .

8. In the event of **Breach of Contract/License to Occupy**, you will have 4 days to vacate your site and the park. After the 4 days, I can take legal action to have you and trailer removed.

9. **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 hazards that may harm others.

10. **Large garbage items**, such as renovations, BBQs, mattresses, awnings, patio furniture, etc. **do NOT go into our garbage cabin**, you are responsible to get rid of them....and No planter pots full of dirt, only empty pots.

11. **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.

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

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

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

15. 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.

16. I cannot lend out tools, there is small shed with tools available for public use; USE at YOUR OWN RISK

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

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