



Resort Rules

It is our goal to provide a safe, secure and enjoyable environment for all of our campers to enjoy Seasonal Occupancy or family vacations. Our Resort Rules are written in everyone's best interest to achieve this goal.

All Seasonal Campers, Overnight campers and visitors agree to abide by the terms and conditions set out in the License of Occupation agreement and Schedule "A", current version available at <https://blueskyrvresorts.com/resort-rules/>

Definitions: 2256303 Ontario Ltd. Operating as Blue Sky RV Resorts – Hereafter referred to as the "Owner". Seasonal Occupant – Hereafter referred to as the "Seasonal Occupant". Visitor: a person who is invited as a guest by a Seasonal Occupant, while the Seasonal Occupant is physically at the Resort.

1. The Owner reserves the right to make additions or deletions to these rules from time to time as it considers necessary for the general safety or proper and efficient management of the Resort.
2. Seasonal Occupants may occupy RV/trailers at the Resort for temporary periods of time, with a maximum of 21 days in any month, from May 10th to October 10th in each season. RVs/trailers must not be occupied outside this period. The Seasonal Occupant is not allowed to use the RV/trailer as a mobile home or as their permanent or principal residence.
3. The RV/trailer is not to be used for a mailing address and any mail or courier received will be returned to sender.
4. Visiting during the winter is for the sole purpose of checking the physical condition of the RV/trailer. At no time will Seasonal Occupants be allowed to occupy their RV/trailer. Seasonal Occupants must call/email the office to preauthorize visiting. Resort visiting hours are on Saturdays between 9am and 5pm.
5. Seasonal site fees include 2 adult Seasonal Occupants, 4 dependent children under 25 living at home, one RV/travel trailer, 2 vehicles and 2 dogs. Additional fees apply for extra vehicles, ATVs, boats, utility trailers or dogs.

VISITORS

6. A Seasonal Occupant must be present when visitors arrive and are visiting the site.
7. There is no sharing or lending of trailers to friends or family members.
8. No walk-in or last-minute visitors allowed.
9. All visitors must be pre-registered with the office by the seasonal occupant either by phone or email at least 12 hours before arrival. Visitors that are not registered will not be permitted into the resort.
10. The maximum number of people registered to a site is 8 persons (this includes Seasonal Occupants, family and visitors).
11. The maximum number of people that can stay overnight on a site is 8.
12. Visitor fees apply to anyone other than the Seasonal Occupants and those listed on the License. Visitor Fees are posted at the office. No visitors can arrive after 8pm. Day visitors must leave the park by 10pm. An overnight visitor must leave by 12pm the next day. If the visitor stays longer, they must pay an additional day fee.
13. All visitors must sign-in and pay appropriate fees upon arrival.
14. All visitors must park in the designated visitor parking area. If Visitor vehicles are found on the seasonal occupant's site, there will be a fine of \$25 charged to the Seasonal Occupant's account.
15. Unregistered visitors will result in a \$35 fine per visitor and will be charged to the Seasonal Occupant's account.
16. Seasonal Occupants are not allowed to loan or rent their site or trailer to others.
17. The Seasonal Occupant is responsible at all times for the supervision, conduct and behavior of any visitors, family and children on their site, as well as on all Resort property. All rules of the Resort are applicable to Seasonal Occupants and their visitors and/or children. The Seasonal Occupant shall be responsible to the Resort owners for any damages to the site or Resort property caused by the Seasonal Occupant, their family or guests.
18. The maximum number of people that can congregate on a site, during the day is 12 people. This includes Seasonal occupants, visitors and other seasonal campers.
19. No gatherings are allowed during quiet hours.

ELECTRICITY

20. All electricity meters and electricity boxes are property of the Owner. Any tampering, altering or gaining access to the electricity box or meter will be considered a breach of agreement, incapable of remedy and will result in the termination of the License of Occupation Agreement. A \$300 fee plus repair costs will be applied.
21. Electricity use is metered on each individual Seasonal Site. Electricity costs are billed twice per season, in July and October based on usage. Bills are due when received. A \$200 electricity deposit is required at the start of your contract, which goes towards your final hydro bill when you leave the Resort. There is a \$25 +HST admin fee on all electricity/hydro bills. Failure to pay electricity bills within 15 days will result in electricity services being disconnected and a \$125 disconnection fee.
22. All fees are based on prepayment. Site fees and all other charges are due May 1st. Fees unpaid past the May 1st due date are subject to an admin fee of \$200. Electricity services will not be activated until fees are paid in full.

23. Winter storage expires on May 9th. Any persons not taking a site for the following season must remove their trailer and all personal property by May 10th. Any trailer left on the property after May 10th will result in the Owner removing the trailer and all belongings from the site and placing it in storage. A monthly storage fee, removal fee and clean-up fee will apply. The same applies to ATVs, utility trailers, boats and any other property left behind.
24. No charging of electric vehicles.
25. Fall deposits and Signed contracts are due September 1st to secure the site for the next season. Sites will not be held without a deposit and contract and may result in non-renewal of site and placement on the available list.
26. All fall deposits and seasonal site deposits are non-refundable.
27. Seasonal Occupants have the option of using the Store Tab system up to the limit of \$100 for store purchases. Parents must give children permission to use this system. The monthly balance of the store tab is due on the 10th of each month, payable by e-transfer or debit. Store tabs are not available from September 24-October 10th. Failure to pay tab balance in a timely fashion will result in the loss of this privilege.
28. If the Seasonal Occupant is not renewing for the next season, they must vacate the site and remove all personal property by September 30th. Any trailer left on the property after October 1st will result in the Owner removing the trailer and all belongs from the site and place it in storage. A monthly storage fee, removal fee and clean-up fee will apply.
29. If the license of occupation is terminated by Blue Sky RV Resorts or the Seasonal Occupant for violation of the license of occupation, or any other reason, the Seasonal Occupant hereby agrees that they will not be refunded any monies paid for fees at Blue Sky RV Resorts. No other refunds available.
30. If the Seasonal Occupant chooses to leave early or terminate the License of Occupation, they hereby agree that they will not be refunded any monies paid for fees. If the license of occupation is terminated by Blue Sky RV Resorts or the Seasonal Occupant for violation of the license of occupation, or any other reason, the Seasonal Occupant hereby agrees that they will not be refunded any monies paid for fees at Blue Sky RV Resorts. No other refunds available.
31. If the Seasonal Occupant chooses to leave early or terminate the License of Occupation and they have removed their trailer/RV from the site, the site is deemed vacant and the contract term will be deemed to have ended. The site will be deemed vacant and available to a new client. The Seasonal Occupant will have no further access to the property without permission from the owners. The final read of the hydro meter will be taken and invoiced to the client.
32. Any cheques that are NSF will be charged a \$50 fee, and future payment options will be limited.

PRIVACY and SECURITY

33. All persons found on the property without granted access will be evicted immediately.
34. Ontario law prohibits the sharing of any Seasonal Occupant's personal information. We will not provide any personal information without written permission from the primary Seasonal Occupant on the license of occupation, unless by request by any authority of the law.
35. All trailers must be fitted with a fire extinguisher, a functioning smoke alarm and functioning carbon monoxide alarm as per the General Ontario Fire Code and the Ontario Building Code. The resort is not liable if Seasonal Occupants fail to meet this requirement.
36. All Seasonal Occupants are responsible for checking the office board on a regular basis for notices and updates.
37. Security gate passes are for the Seasonal Occupants and their registered vehicles listed on the License of Occupation only. A deposit of \$20 is required for each pass. Passes may not be lent to other people or used to open the gate for visitors or other vehicles. Misuse of gate passes will be seen as a breach of the License of Occupation.
38. The use of drones is prohibited on Resort property.
39. **Photo Consent:** The Seasonal Occupant(s) grants the Resort the right to include photographic, video and other visual portrayals of himself/herself and his/her children/dependents (minor or not, if applicable) in any medium and for any purpose and agrees that such portrayals shall be the Resort's sole property. If the Seasonal Occupant chooses to opt out of this photo consent, please contact our resort office to obtain a photo consent opt-out form.

CHILDREN's SAFETY

40. Recreational facilities (including the jumping pillow and playground equipment) on the Resort property are unsupervised and Seasonal Occupants, their families and their guests use them at their own risk.
41. Children using any of the recreational facilities must be accompanied and supervised by an adult at all times.
42. The swimming pool is unsupervised, with no lifeguard; all Seasonal Occupants and their visitors swim at his/her own risk. No swimming is allowed after dark. If pool gate is locked, stay out. Children under the age of 13 must be supervised by an adult. No food or drink is allowed in the pool area. No diving is permitted. No boisterous play in or about the pool. No bicycles, skateboards, rollerblades in the pool area.
43. The lake is unsupervised, with no lifeguard; all Seasonal Occupants and their visitors swim at his/her own risk. No swimming is allowed after dark. Children under the age of 13 must be supervised by an adult. No food or drink is allowed in the beach area. No dogs allowed in the large lake or beach area.
44. The Jumping Pillow is unsupervised, and children under the age of 13 must be supervised at all times. All participants must be physically fit and follow rules as posted. No one shall use the Pillow when it is wet or deflated. No summersaults or flips.
45. Anyone who is 18 years of age and under must be on their site from 10pm - 8am unless accompanied by a parent or guardian over the age of 25. The playground/games area is off limit after dark.
46. Fenced areas including the area by the barn, the owner's residence, and the east entrance to the resort are private property. Seasonal Occupants and their guests are not permitted in these areas.

QUIET HOURS AND CAMPING ETIQUETTE

47. Quiet time is from 11pm to 8am. All music must be turned off after 11pm. Excessive noise at any time of day will not be tolerated. Excessive noise shall be defined as any sound that the Owner deems to be causing a disturbance to other users of the resort. Please respect the rights of others.

48. Occupants should be considerate of their fellow neighbours' privacy and space. Do not walk-on nor pass through other sites. Driving through open sites is strictly prohibited.
49. Please be aware that trespassing on adjoining properties/farm fields is against the law. Anyone found trespassing will be cause for termination of the license of occupation. Fines may result from prosecution by an adjoining property owner.
50. Ontario Law requires that alcoholic beverages are allowed on campsites only. No alcohol in common areas.

ATV's, VEHICLES and PARKING

51. The Resort speed limit is 10km/hr. All motorized vehicle operators shall observe this speed limit and all traffic signage.
52. Anyone operating a motorized vehicle must have a current driver's license and proof of insurance.
53. The ATV owner is responsible for the conduct of his/her guests and their use of the ATV. Each ATV owner will be held responsible for damage he/she may cause in the Resort or to facilities while in use of the ATV. Any breach of these rules and regulations or non-compliance with written requests from the Owner may result in immediate expulsion from the resort without refund and will result in the loss of ATV privileges or termination of the License of Occupation.
54. All Seasonal Occupants are required to register ATVs with the Owner. The Owner must be provided with a copy of valid insurance annually stating coverage of \$2,000,000 of public liability insurance. Failure to comply will result in removal of the ATV from the Owner's property. ATV trail pass stickers must be clearly visible at all times.
55. ATVs operators must have a class G license, follow the rules of the OFATV, wear helmets and abide by resort speed limit. ATVs are only allowed to be used to go to and from the trails. ATVs cannot be used during quiet hours. Maximum of 2 ATVs can be parked on a site. Dirt bikes are not permitted.
56. Each site is allotted parking for up to two vehicles only, if the site can fit them. If the site cannot fit two cars, the 2nd car must be parked in overflow parking. No vehicle should ever block another site. All Occupants must register the license plates of their vehicles. Seasonal Occupants can only park their vehicle on their registered site or in overflow parking. Occupants are not allowed to park on any other sites.
57. Extra vehicles/ATVs/boats/utility and ATV trailers must be approved by the Owner. No ATV/Utility trailers are allowed in the campground. ATV/Utility trailers must be parked in the designated area by the main gate. ATVs are to be unloaded/loaded in this area.
58. If utility trailer needs to be unloaded at the site, contents of trailer should be unloaded in a timely manner as to not block the road and then be moved to the designated parking area. ATV/Utility Trailer Storage is free of charge Friday-Sunday and Holidays, Monday-Thursday fees apply. Longer term storage can be arranged with office.
59. All vehicles/ATVs/utility trailers must be removed from the resort from October 11th to May 9th. Any vehicles/ATVs/utility trailers left on site after the resort closes will be towed at the Seasonal Occupant's expense.
60. Golf carts are not allowed in the resort, with the exception of management.
61. Repairs and maintenance of cars or any other vehicles are not permitted on the resort.
62. Bicycling after dark is only allowed with proper head and taillights. Bicycle helmet laws apply on the Resort property.
63. Drivers of electric scooters, segways and e-bikes must have a valid drivers license.

WOOD SAUNA

64. Sauna is for adults only(18yrs+), no children are permitted. Each sauna user must sign a waiver at the store before use. Sauna key must be signed out and returned to the store. No alcohol and/or recreational drugs can be used prior to sauna session. Users must shower before entering. Users must wear a bathing suit and sit on a towel. Maximum of 4 people in the sauna at once. Maximum 15 minutes per sauna session. Do not use sauna if you have any health conditions or are pregnant, if in doubt users must check with their doctor prior to use.

GARBAGE AND RECYCLING

65. Please use garbage containers, recycling containers and cigarette butt-out receptacles located throughout the Resort. Only household garbage from the Resort is permitted. No disposal of large items, hazardous waste. No dumping of household garbage in washrooms or clubhouse. Illegal dumping of garbage can lead to fines or a termination of the License of Occupation. Littering will not be tolerated.
66. Ash from firepits should be cooled, and then dumped in the designated aluminum cans only.
67. The Owner operates a full sort recycling policy in conjunction with Dufferin County and as such Seasonal Occupants and their guests are required to comply with this policy. Recycling is mandatory for bottles, cans, hard plastics and cardboard. Recycling must be loose or in clear bags.

FIREWOOD and FIRE RINGS

68. Federal regulations prohibit the moving of firewood. No firewood is permitted from outside the resort. All firewood must be purchased through the resort. This is to protect our forest. No burning of palettes, lumber, garbage or leaves. Wood piles must be kept neat and at the rear of the site.
69. Seasonal Occupants are responsible for purchasing their own fire ring and setting up their fire pit. Please see office for standard guidelines and obtain written approval from the Owner. Campfires must be in an approved fire ring and cannot be greater than 2ft high and 3ft wide. Smoke from campfires cannot be a nuisance to neighboring sites. Campfires must be extinguished completely before leaving site or retiring for the evening. Firepits must be located 10' from an ignition source.
70. In the case of a fire ban, The Owner will follow the directives of the municipality, enforce a fire ban; and will post info at the office and on the website.

SEPTICS and WATER SYSTEM

71. All Seasonal Occupants are required to comply with any instructions from the Owner regarding restrictions on watering which may be necessary from time to time. Water restrictions must be followed when put into effect.
72. The septic system may only be used for human waste, septic-safe toilet paper and typical wash water.
73. Feminine products, diapers, Kleenex, wipes, paper towels, grease, food and trash must be disposed of in the garbage.
74. If Seasonal Occupants have any concerns about their septic hookup, they are to inform the Owner immediately. Seasonal Occupants should not tamper with septic lids, septic tanks or equipment.
75. Occupants must use septic-safe, biodegradable toilet paper.

76. Laundry machines in RVs are not permitted to be used at the Resort. Laundry room is available for a fee. Biodegradable soap is required, no bleach or liquid fabric softener.
77. Seasonal Occupants are not allowed to dump tanks. Violations of this rule will lead to fines and immediate termination of the license.
78. Black water valves cannot be left open. They should be left closed until the tank needs to be emptied.
79. Septic lines must have a 2ft flexible pipe attaching the trailer/RV to the PVC pipe/connection.
80. Only biodegradable products may be added to septic holding tanks (baker's yeast or enzyme formulas). No bleach, anti-bacterial products, formaldehyde cleaners.)
81. Y-connectors and or splitters cannot be connected to the water hook-up on site. Garden hoses cannot be hung near electrical plugs or meters.
82. Vehicles and trailers can be washed with pressure washers only.
83. Conservation of water should be practiced as the Resort is on a well.

PROPERTY STANDARDS

84. All trailers/RVs brought into the Resort must be 10 years or newer, and are subject to approval by the Owner.
85. All RVs/Trailers are to be kept in good condition and maintained to the high standards of the resort according to Site Standards. The Seasonal Occupant is responsible for the general upkeep of the RV/trailer and the tidiness around the site. If RVs/trailers do not meet the standards of the resort in terms of condition, general standards and safety, a written notice will be sent to the Seasonal Occupant giving 14 days to rectify the situation. The Owner has the right to enter the site to address the cleanliness/site standards. In the event that the Owner has to enter the site to correct the matter, \$150 + materials/labour costs will be charged to the Seasonal Occupant's account. If the Site Standards are still not met, then the Owner reserves the right to terminate the License of Occupation Agreement.
86. All items must be stored in sheds, not underneath trailers.
87. Tarps, clear plastic are not permitted on trailers.
88. Fences are not permitted on or surrounding individual sites.
89. No AstroTurf/artificial grass is permitted on sites. One RV mat in good condition is allowed by the entrance of the trailer.
90. Seasonal Occupants must inform the Office if trailers are to be moved in and out of the Resort.
91. A maximum of 3 propane bottles are permitted at each site. Propane tanks must be in good condition and not be expired. Tanks must not be chained together or to the RV/trailer. Tanks must have clear access at all times.
92. No clotheslines, playgrounds, trampolines, car ports, pools are permitted on sites.
93. All refrigerators must be concealed.
94. Grass cutting is the responsibility of the Seasonal Occupant. If grass is over 4", the Resort will cut the grass and applicable charges apply.
95. Clearing leaves off the site is the responsibility of the Seasonal occupant. Leaves must be deposited in designated area. If a seasonal fails to clear leaves off of the site, the Resort will clean the site and applicable charges apply.
96. Trees and shrubs are maintained by the Owner and must not be trimmed or cut down by Seasonal Occupant.
97. The Seasonal Occupant, their family or visitors shall not damage or modify the lawn, trees, shrubs or plants anywhere on the property including the site without the Owner's permission.
98. Seasonal Occupants should not attach anything to trees. Putting screws/nails into trees is prohibited. It damages the trees.
99. Small sleeping tents for children are allowed from time to time and only with the approval from the Owner, and only allowed between the hours of 8pm to 8am.

DECKS, SHEDS, GAZEBOS and LANDSCAPING

100. All site design changes must be approved in writing by management. Occupants must submit a **Site Design Form** for approval prior to installation. These changes include: decks, sheds, fire pits, gazebos, gardens, trees/shrubs, walkways, patio stones, satellite dishes, flags. Structures not in compliance with this policy will be removed at the Occupants expense. Seasonal Occupant(s) will be responsible for any costs related to any removal or changes required if written permission was not granted.
101. Blue Sky RV Resorts has an approved Deck, Shed, Gazebo, Walkway and Fire pit Guideline. Any other configurations or designs are not allowed. Please see the Office for these guidelines and standard design.
102. All decks cannot exceed the total length of the trailer and must be no higher than 10 inches above grade. Decks can be made of pressure treated wood, cedar or composite wood. No used wood is allowed.
103. All decks must be removed upon exit or sold to the resort. No selling of decks to other campers is allowed.
104. No skirting around base of trailers, lattice or boxing in of 5th wheel gooseneck is allowed.
105. Modifications to the landscape of a site (i.e., gravel drives, patio stones, firepit stones, sod, trees, shrubs, flowers etc.) will become the property of The Owner when the license of occupation is terminated.
106. Due to below ground services, digging/placing of stakes are not permitted without prior written permission from the Owner.
107. Any flags or flagpoles must be approved by management before installation.
108. All flower beds must be within 3 ft border from the trailer and cannot block removal of the trailer.
109. Absolutely no fences are allowed on sites.
110. Patio stones, interlock and stone slabs are not allowed on sites, unless approved by the Owner. The only exception to this is that patio stones are permitted to be used as deck supports, or for leveling trailers.
111. Seasonal Occupants are allowed one shed per site. Only new store-bought vinyl sheds are allowed. Shed dimensions can be a maximum of 8 ft by 8 ft. Placement of sheds must be approved by The Owner and must be at the back of the site.
112. No electrical can be installed on or in sheds. Sheds are to be used for storage purposes only.
113. Each seasonal site is allowed one pre-fabricated gazebos (max 10ft x 10ft) and it must be kept in good condition. All gazebos must be anchored to a deck and be located beside the trailer. Picnic Shelters can be put up temporarily but not on a permanent basis.
114. Placement of satellite dishes must be approved by the Owner. Guidelines are available in the Office.
115. All Deliveries must be approved by the Owner. Seasonal Occupant must be on site to receive deliveries. No deliveries on long weekends.

116. Please note that construction is not permitted on long weekends, before 8am and after 7pm, unless authorized by Owner.
117. Maintenance work on RVs/trailers is only to be carried out by contractors approved by the Resort. All contractors working at the resort are required to meet the Health & Safety and WSIB regulations and must also present a liability insurance certificate with \$2,000,000 coverage to the owner.

PETS

118. No animals, other than dogs and cats may occupy RVs without written permission of the Owner. A maximum of 2 dogs or cats may occupy a seasonal site, with a maximum combined weight of 80lbs. The Owner reserves the right to identify a dog as dangerous when the dog behaves in a manner that poses a menace to the safety of persons or other dogs and/or bites or attacks any person or dog within the resort. No dangerous dogs should be kept at the resort and any dogs deemed to be a danger by the owner must be removed. Excessive barking will not be tolerated. The Resort reserves the right to revoke Pet Privileges if pet rules and policies are not adhered to.
119. All pets must be leashed and supervised at all times. Dogs are allowed off-leash only in the dog off-leash area.
120. Dogs may be on tie-outs of a maximum of 8ft, as long as the dog stays within the site boundary and is supervised.
121. It is the responsibility of the Occupant to clean and restore any areas of the site or Resort where mess or damage has occurred. Pet owners must pick up all pet waste in a timely manner and dispose of it properly in a plastic bag and into the main garbage dumpster. No pet waste is allowed in indoor garbage cans, or garbage cans by the office.
122. Pets are not allowed in any buildings, washrooms, clubhouse, playground, games area, pool area and lounge, gazebos and lake/beach area.
123. All dogs are subject to the Dog Owner's Liability Act of Ontario.
124. The Resort is located in a rural area. The Owner recommends taking precautionary steps to protect RVs/trailers from being damaged by wildlife (such as raccoons/skunks/mice/squirrels). The Owner shall at no time shall be liable for any damages caused by wildlife (such as skunks, raccoons, mice, squirrels) to a trailer/RV under any circumstances. Seasonal Occupants are prohibited from trapping of wildlife and are should not feed the wildlife. The Owner is NOT responsible for the removal or costs associated with pest/animal control of wildlife, bees, mice, raccoons, insects etc. of the Seasonal Occupant's site or RV/trailer.

SELLING OF TRAILERS/RVs

125. The Seasonal Occupant shall not sell the trailer on the Resort Property without the prior WRITTEN consent of the Owner. The Owner has the right to withhold consent at its absolute discretion. Any trailers 10 years or older or trailers that are deemed to not be in good condition will not be allowed to remain in the resort. 10% of the proceeds of all trailer/RV sales are to be paid to the Owner. All trailer sales within the Resort must be marketed through the office and are subject to the terms of the marketing agreement and a marketing fee.
126. When Seasonal Occupants are leaving the Resort, they cannot sell decks and sheds to other Seasonal Occupants, unless it is approved by The Owner **in writing**.

CONDUCT

127. No smoking/vaping of cannabis is permitted on Resort Property.
128. No smoking tobacco or vaping in or near any buildings, gazebos, playground, games area, Jumping Pillow area, pool area, lake or beach area. No smoking of tobacco/e-cigarettes/vaping close to building doors. Seasonal Occupants should ensure that smoking/vaping does not affect the enjoyment of their neighbours.
129. Glass containers are not permitted in common areas, playground, pool, beach, gazebos or buildings.
130. Fireworks, Chinese lanterns, firearms, pellet guns or air guns are not allowed on resort property.
131. Any drunken/intoxicated or disorderly behaviour and illegal activity including the use of illegal drugs will be reported to the Police and will result in eviction from the resort, and immediate termination of the License of Occupation.
132. Blue Sky RV Resorts has a strict anti-harassment and anti-discrimination policy. Blue Sky RV Resorts will not tolerate any offensive, aggressive, discriminatory, abusive or harassing behavior or language, at any time, towards the Owner, staff, Seasonal Occupants, overnight campers or other visitors. The Owner reserves the right to remove any offenders from the Resort without warning and to terminate their license (or their host's license) of occupation immediately.
133. Where the behaviour of the Seasonal Occupant or their guests is so unreasonable as to cause other occupiers of the resort to be deprived of the enjoyment of their RV/trailers, or the behaviour towards Owner/Resort employees is so unreasonable, shorter notice of termination of the Agreement may be given by the Owner. Upon information or the belief of the Owner forms reasonable cause that a person or persons are involved in the distribution of narcotics, cannabis, acts of assault and battery, harassment, distribution of alcohol to underage persons or other acts of moral turpitude, the Owner shall in its sole discretion have the authority to evict any such persons from the premise.

Cause for Termination of License of Occupation and/or Removal from Resort Property:

Examples of activities which may be regarded as constituting a serious breach and/or unreasonable behaviour and not capable of remedy:

1. Committing a criminal offence on the resort e.g., theft, bringing unlawful drugs or firearms onto the resort or committing any assault on another person on the resort
2. Willfully causing damage to any property on the Resort whether belonging to the Owner or any guest or RV/trailer/ATV/vehicle
3. Breaching any obligation under the License of Occupation, or Resort Rules
4. Misuse of security passes
5. Tampering with electrical meters
6. Involvement in criminal activity
7. Habitual disregard of Resort Rules and Policies
8. Verbal/physical/sexual/written/spoken/gesture/text/email/social media harassment of Owner, employee, seasonal occupant or guest at the resort.