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## SEASONAL CAMPER INFORMATION GUIDE

Welcome to the South Cove camping community. Please read this guide carefully in order to ensure the best camping experience for all. We recommend that you keep a copy in your trailer or RV for reference. Happy Camping!

### PAYMENT TERMS – Important dates

#### 1. Payment terms for Seasonal lot rental

- June 1: Your seasonal lot fee must be paid in full.  
Please refer to your account for details of the seasonal fee for your lot.  
Any unpaid balance after this date is subject to interest charges at the rate of 2% per month (24% per annum). Post-dated cheques are accepted.
- August 1: If seasonal fees or payment arrangement are not made by this date will be subject to eviction and will be responsible for all charges related to such eviction.
- September 15: A \$150.00 deposit of is required by this date to hold your lot for the upcoming season. This amount will be deducted on the following season fees.  
If the camper wishes to move out of the campground at the end of the winter season the \$150 will be kept by management as a winter storing fee.
- February 28: Discount offer on advanced payment. If seasonal fees of the upcoming season are paid in full prior to this date the lot rate will be discounted by 5% before taxes. An e-mail will be sent out early in the new year with the discount details.
- Season: The season is from Victoria Day to Canadian Thanksgiving of the same calendar year. If a camper requires to stay beyond these dates management reserves the right to charge additional fees.

## SEWER SYSTEM

2. In order to maintain the campground's sewer system in good working order, and to promote our environment, the following procedures must be respected:
  - The control valve of your sewer tank (black water) must be closed at all times, except when you are emptying your tank. Wait until your sewer tank is at least 3/4 full before emptying. It is important to empty your sewer tank before emptying your gray water tank.
  - The trailer sewer line must be inserted no deeper than 4 inches into the campground's sewer system. When installing the sewer line of your trailer, please ensure that you seal your valve to prevent odor from escaping.
  - Only rigid (or PVC hard pipe) sewer system is to be used from the sewer valve of your trailer to the campground's sewer system. Sewer flex hoses are not allowed. It is prohibited to dump grey water on the ground.
  - Only industry approved chemicals are allowed to be used in your sewer tank. It is important to properly flush your sewer tank with a minimum of 4 buckets of water when using approved chemicals. We recommend the use of chemicals that contain potassium, magnesium or nitrates (for example, the 'Odorlos' product). The use of chemicals containing natural or bio-degradable enzymes are also very effective.
  - Chemicals containing toxic elements such as formaldehyde, paraformaldehyde, benzaldehyde, bronopol, dowicil, glutaraldehyde, para-dichlorobenzene or ammonium composites are strictly prohibited.
  - We strongly recommend the use of powdered water softener in your sewerage tank.
    - Dissolve two (2) cups of the water softener in a gallon of hot water. Then, pour the solution into the empty tank (ensure that your drain valve is closed). Add a cup of laundry detergent to tank. Then use the tank normally. The water softener inhibits the solid waste from sticking to the sides of the tank.

\*If you need help in this area, please contact us at the office.

## WATER SYSTEM

3. Each campsite is equipped with a water valve for the distribution of potable water.
  - The water is sourced from the municipal water system of the Town of Shediac and may contain chlorine.
  - Seasonal campers must use their own water valve and are prohibited from using adjacent water valves, even if they are being unused or if the adjacent campsite is vacant.
  - In order to protect your trailer or RV, we recommend that you install a pressure relief valve before connecting to the water system.
  - It is strictly prohibited to modify or alter the water valve at your campsite.

## **ELECTRICAL SYSTEM**

4. Each campsite is equipped with an electrical outlet and with electricity meters. Seasonal campers:
  - will be advised of the available amperage for their campsite, either 20, 30 or 50 amps,
  - are required to limit their electrical consumption accordingly.
  - must only use their own electrical outlet and are prohibited from using adjacent electrical outlets, even if they are being unused or if the adjacent campsite is vacant.
  - must use electricity in a responsible manner, for their trailer or RV or for any other use, to prevent electrical surcharges.
  - can't modify or alter the electrical outlet at their campsite.
5. Most campsites are equipped with meters. Meter readings will take place on two (2) occasions during the camping season:
  - First reading will on July 31<sup>st</sup>.
  - Second reading will be on September 15<sup>th</sup>.

Seasonal campers will then be billed:

- after the first reading and this will include an advance on the final reading of the season equivalent to the amount of the first half of the season consumption. The electrical service costs are payable by July 31.
- The amount charged will be at the kilowatt per hour charge set by New Brunswick Power.
- A reconciliation of the bill will be made using the advance.
  - If you have overpaid, this will be credited to your next seasons account.
  - If you have underpaid, the difference will be collected when you check in the following year.
- Only debit, cheque and cash payments are accepted for electric bills.

## **GARBAGE & RECYCLING**

6. All wet garbage must be placed in bags and deposited in the garbage bins located at the entrance. It is prohibited to put loose or unbagged garbage into the garbage bins. We encourage seasonal campers to have their own garbage bins at their seasonal campsite so long as those bins have sealable covers.
7. We strongly encourage our seasonal campers to adopt a recycling practice while at their campsite. Recyclable bottles (glass & plastic metal containers (cans) must be separated and deposited into the recycle bins. Items such as cardboard, wood and plastic, must be deposited into the designated bins.
8. Dangerous materials such as paint, oil, batteries, etc., must be recycled at designated provincial stations at the Camper's own expense.
9. All household items (old mattresses, household appliances, domestic items, furniture, etc.) or building materials (wood, decking, siding, roof shingles, etc.) are not permitted in our bins. Campers must dispose of

these items at designated provincial stations at their expense.

## **CABLE TELEVISION, TELEPHONE SERVICE, HI-SPEED INTERNET & WIRELESS INTERNET (WIFI)**

10. Each campsite is equipped with a communication outlet that provides the distribution of the cable television signal. A digital converter box is needed and is provided by Rogers.

- Campers must go to the Rogers outlet in Shediac, show them that they are seasonal campers at South Cove and request a digital box. This digital box is free of charge to all our seasonal campers.

11. Seasonal campers:

- have the option to install a residential telephone line and/or a high-speed internet line for their trailer or RV by way of the communication outlet at their expense.
- Communicate directly with Rogers for the details.
- Parc Chedik Ltd. will not be responsible for any unpaid bill or for any lost, damaged or unreturned modem relative to the residential telephone and/or high-speed internet line.
- Can connect onto a public wireless internet network (WIFI) at no extra charge and will have to use a password to log onto the system. Please note that the WIFI signal may become weak or disrupted due to high volume use in the campground. Parc Chedik Ltd. is not liable for any loss sustained by the seasonal camper as a result of a weak or disrupted WIFI signal nor is it liable for any loss of computer data.

To avoid interference to the WIFI signal, the use of internet satellite dishes is prohibited.

## **SUB-LEASE**

12. Sub-leasing of your seasonal campsite is strictly prohibited. The use and occupation of your travel trailer or recreational vehicle is limited to its owners and immediate family members.

# GENERAL POLICIES

## A. Pets

13. Pets are welcome in the campground. However, management reserves the right to refuse access to any animal that is considered aggressive, noisy or dangerous.
14. Each owner is responsible for the actions of their pet and to pick up their pet's litter. Bags should be disposed in appropriate garbage bins. It is strictly prohibited to leave pet's litter in fire pits or on any green space.
15. Please always have your pet on a leash and do not leave your pet alone or unattended outside your trailer.

## B. Visitors

16. Visitors are welcome in the campground. A maximum of **6 visitors** is allowed at the seasonal camper's site. Visiting hours end at **11:00pm**.
17. All visitors must park their vehicles in the public parking lot situated in the entrance of the campground or in other designated parking spots. No parking on the campground roads is allowed.
18. Each seasonal camper is responsible for the observance of the rules and policies by their visitors and guests.
  - Management reserves the right to refuse any visitor or guest access to the campground who does not comply with our rules and policies.
19. Seasonal camper cannot erect a tent to accommodate overnight visitors or guests. A visitor who wishes to stay in a tent can reserve a site in the tent section only.

## C. Vehicle traffic rules and parking

20. The speed limit inside the campground is **10 km/h**.
  - Please inform your visitors of this important rule. Safe driving practices and speed limit must be observed at all times.
  - Report any speeding offences to the office and management will follow up with the situation. Each infraction will be recorded. If necessary, the privilege of circulating in the park with their vehicle could be suspended.
  - Do not take matters in your own hands when witnessing a situation, please inform responsible employee at the office.
21. Many of the roads in the campground are one-way. Correct traffic direction on the one-way roads must always be observed. It is prohibited to drive on green spaces or vacant campsites inside the campground and always keep their vehicle on the gravel roads.
22. In order to ensure a safer and more pleasant camping experience for all, a maximum of 2 cars per site is allowed. Each seasonal camper will receive 2 park passes for their personal use. These passes allow them to

circulate in the park and must be always visible.

23. All-terrain vehicles (ATV's) and off-road bikes are strictly prohibited in the campground. Golf carts are allowed provided the owner can produce proof of insurance. An operator of any motorized vehicle in the campground must follow our traffic rules and have a valid drivers' license.
24. Any seasonal camper with a tow dolly must park the same behind their motor home or in a designated storage area. Boats and jet-skis (along with trailers) cannot be stored on the campsite.

## **D. Trailer installation, landscaping & maintenance of campsites and construction**

25. At its discretion, management to refuse access to any trailer or RV that does not meet standards in terms of safety and/or esthetics. In such a case, the deposit will be returned.
26. Seasonal campers must install their trailer:
  - as close as possible to the service outlet,
  - at the same angle and the same depth as adjacent trailers.
27. One camping unit per seasonal campsite only. Gazebos are permitted if they don't harm the lawn on the campsite. Please do not install a permanent carpet on your campsite as this will destroy the lawn below.

### **Decks and structures**

28. We encourage our seasonal campers to build decks, patios, gazebos and sheds. Prior to erecting any structure:
  - You need to obtain management's approval.
  - Management reserves the right to:
    - regulate the construction of any structure as to its dimensions or its esthetic appearance.
    - issue a repair order or a removal order for any structure that fails to meet standards regarding safety or esthetic appearance.
  - Your neighbors deserve peace and quiet when relaxing at their camp site. If you are planning any renovations to your deck or shed, please advise your neighbours and agree on a time that works for everybody. We encourage campers to get all their work done before June 20th. Please avoid the use of power tools or hammers between June 20th and September 1st.
29. Please stay within the boundaries of your campsite when installing your trailer or when building any structures.
30. Municipal by-laws prohibit pools on your campsite, including hot tubs. The use of an inflatable kiddie pool is allowed provided that the use is always supervised and that it's drained, deflated and stored immediately after its use.

## Campfires

31. Fire pits are permitted on your campsite.

Campfires are only permitted when provincial fire index is green or yellow. The fire index will be posted daily at the office. In order to comply with municipal regulations:

- Campfires must be contained in an acceptable fire pit.
- Your fire pit must be located at least 1.5 meters away from any trailer or RV.
- The fire must be always kept under control and put out before going to bed or leaving your campsite.
- It is strictly prohibited to burn leaves, cardboard, garbage, painted or treated lumber, plastic or glass bottles, metal containers or any dangerous or toxic material.
- Ashes (no metal, bottles or glass) are to be disposed of in designated areas, but not in the campground garbage bins or in the forest or green spaces.

## Landscaping

32. We encourage our seasonal campers to landscape their seasonal campsite.

- The planting of trees, shrubs and flowers is permitted. Please note that the campground is equipped with underground electrical conduits and water pipes. Please obtain our permission before digging in order to avoid any accidents.
- Consult with management prior to beginning any major landscape project (ex. laying a terrace made of rock, concrete or stone; building stone retaining walls; building fences; etc.).

33. Seasonal campers must not undertake a landscape project that can harm the campsite or the trees.

- In this regard, permission must be obtained by management to cut or trim trees located on your campsite. If a situation exists where a tree is either a nuisance or a danger, management will undertake to trim or remove the offending tree.

34. Seasonal campers have the right to use one of the campground lawn mowers.

- Lawn mowers are available free of charge at the office during regular business hours.
- If a seasonal camper fails to maintain their campsite or their lawn in a proper fashion, management reserves the right to perform all necessary work at the cost of the seasonal camper.

## Repairs and maintenance

35. Any structural repairs (roof or exterior walls) to your trailer or RV in the campground must be made at a location suited for such work. No such work can be done at the campground.

36. Seasonal campers are responsible for the proper maintenance of their trailer or RV. A few good tips to avoid any damage:

- Ensure that the awning and gazebo are properly secured in order to avoid accidents during windstorms.
- Secure or close awning or gazebo if away from the trailer for an extended period.

## Miscellaneous

37. Umbrella or accordion style clotheslines are acceptable. It is prohibited to attach clotheslines to our trees or fences.

Seasonal campers are asked to keep their campsite tidy. Please store firewood, bicycles, toys, ice coolers, garbage, etc.

38. Yard or garage sales are permitted if it's part of an organized social activity in the campground. Please contact management before organizing such an event.

39. It is strictly prohibited to have any business venture operating out of your campsite.

40. Selling your trailer

- Prior to selling your trailer or RV, please speak with management. Inform them when you have an interested purchaser.
- Should the purchaser wish to become a seasonal camper, management will conduct an interview with the purchaser to determine their suitability to become seasonal campers at our campground. The management reserves the right to grant the purchaser a seasonal lease.

## E. Code of conduct-security

41. Quiet hours are between **11:00pm and 9:00am**.

- Please respect this rule and ensure that your visitors comply also.
- Management will not tolerate excessive noise after 11:00pm.
- If a seasonal camper fails to comply with our quiet hours rule (and this includes any visitor), a formal warning will be issued to the seasonal camper. If the unruly behavior continues, the seasonal camper could lose their camping privileges and be evicted from the campground with no refund.

42. The use of fireworks inside the campground is strictly prohibited. In addition, the use or storage of any type of firearm is prohibited.

43. Parents and/or legal guardians are responsible for the conduct of their children. Children under the age of 14 cannot be left unattended inside the campground.

44. Adolescents under the age of 19 cannot stay in the campground without the presence of their parents and/or legal guardians.

45. Consumption:

- Alcoholic beverages must be limited to your campsite. Alcoholic beverages are not permitted in the campground buildings (office, washrooms, etc.). Alcoholic beverages bought at the office/pro-shop must be consumed in the shop, gazebo, and patio areas.



- Cannabis is only allowed inside your RV or Camper. Use of cannabis on your patio, lot and campground infrastructures is strictly prohibited.

We take pride in keeping the campground clean and courteous. We count greatly on our seasonal campers to help us make South Cove a great camping experience. We appreciate your collaboration in regards of the rules and policies of the park. By working together, we can continue to improve our campground.

# LEGAL LIABILITIES

46. Parc Chedik Ltd. is a private company and is the owner of private property. Management reserves the legal right to refuse services, if necessary and reserves the right to evict or deny access to anyone, again if necessary.
47. Parc Chedik Ltd. will not be held liable for any damage caused by the distribution of municipal water service or by the distribution of electricity.
48. You must report any breaking-and-entry incidents and any other criminal activity to campground management immediately.
49. Each seasonal camper has the option to leave their trailer or RV at their campground site during the winter season. By so doing, the seasonal camper assumes all risks and will be responsible for any loss caused by accidents, theft or any other peril or danger.
50. At all times, Parc Chedik Ltd. will not be held liable for any damage or for any claim brought by a seasonal camper or a visitor by reason of an accident, a theft, or any other loss. All seasonal campers must assume the risk against damage, and they must maintain adequate insurance coverage for all of their personal property, which includes their trailer, recreational vehicle, their motor vehicle and any other personal property items kept or stored at their seasonal campsites.

I/WE, undersigned, on this \_\_\_\_ day of \_\_\_\_\_, 201\_, agree to comply with the above rules and policies (together with any other rule prescribed by management).

SIGNATURES: \_\_\_\_\_

\_\_\_\_\_