

Schedule A

South Cove Seasonal Camper Information Guide - Rules & Regulations

Welcome to the South Cove camping community!

Our Rules and Regulations are in place to promote the enjoyment of South Cove Camping & Golf in harmony with our neighbors and the environment.

Please read this guide carefully 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 For Seasonal Lot Rental - Important Dates

- May 15th:** 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).
- June 1st:** If seasonal fees or payment arrangement are not made by this date, camper will be subject to eviction and will be responsible for all charges related to such eviction.
- July 15th:** A **150\$** electricity deposit is required. Meter readings will be done at the end of the season.
- September 15th:** A **\$200.00 non-refundable deposit** is required by this date to hold your lot for the upcoming season. This amount will be deducted from the following season's fees.
- September 30th:** Final electricity payment is due. A reconciliation of the bill will be made using the 150\$ deposit. If you have overpaid, this will be credited to your next seasonal account. If you have underpaid, the difference will be added to your seasonal account.

Accepted payment types are e-transfers, cheque payable to *South Cove Camping & Golf*, debit, or credit card. NOTE: Payments by credit card could be subject to a 2.0% transaction fee.

February 15th: Optional discount offered 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 details on how to proceed.

Regular 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.

Off Season Access: You are permitted to visit your Site for purposes of inspection or retrieval of items only, but vehicles (of any kind) are not permitted beyond specific access points as determined by management. Use of your lot or the property is not permitted.

TRAILER INSTALLATION

Sites: Sites are designed for the recreational use of one trailer by one “family unit” as noted on in your License to Occupy. Supplementary accommodations, such as tents, are not allowed. Sub-letting of trailers is not permitted.

Parking:

- Each site has parking for 2 vehicles, both must be on your lot, NOT parked on the side of the roadway.
- Each seasonal camper will receive 2 park passes for their personal use. These passes allow them to circulate in the park and must be visible in the vehicle. Any off-site parking of your vehicle must have prior approval from management.
- Boats, boat trailers and/or utility trailers are not allowed to be stored on-site, unless arrangements have been made with management.

All camping units must be approved by management prior to entering the property, being moved to a different lot or at the time of a sale.

- Age and condition of unit are considered, **any unit over 15 years of age** will be reviewed for park entry or before a sale is approved by management. Potential buyers must be made aware of this policy by the sellers prior to the sale.
- At its discretion, management can refuse access to any unit that does not meet standards in terms of safety and/or esthetics.

Positioning of the trailer and/or shed and decks must be approved by South Cove Management.

- As a rule, must be as close as possible to the service outlet and at the same angle and should not impede on trailer behind the same depth as adjacent trailers.

ADDITIONAL STRUCTURES and CONSTRUCTION

** A South Cove Alteration Request Form is required for any additions or changes to your lot and is required before construction or installation.*

Seasonal Sheds: Dimensions 8' x 10", with peak of roof not extending past 8 feet.

Decks: Decks must be **equal to or less than the square footage of your trailer** and no wider than 12 feet. Railings must have a least 2 in. spacing for visibility. No pallets are permitted for any construction. Privacy fencing on decks is not allowed.

Gazebos: No larger that 12x12 hardtop premanufactured **metal roof** that must be attached to approved deck.

Outside Refrigerator/Freezer/Washing Machine/Dryers: Allowed only if in good condition and kept locked and grounded, in a well ventilated, locked shed with approved wiring by a licensed electrician.

Firewood Shelter: 48"high x 72" wide x 32" in depth must be board and batten stained or sided to match the unit.

Pools And Hot Tubs: 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.

Clotheslines: Are not permitted. The use of fold out clothes dryers on decks are permitted.

NOTICE: Management reserves the right to 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. Once your renovations plan is approved by management, please advise your neighbours, and agree on a time that works for everybody.

- Campers must get all their work done before **June 20th**. Please avoid the use of power tools or hammers between **June 20th and September 1st**. (Some exceptions could be possible)

LANDSCAPING

** A South Cove Alteration Request Form is required for any additions or changes to your lot.*

- We encourage our seasonal campers to plant trees, shrubs, and flowers. Please note that the campground is equipped with underground electrical conduits and water pipes. Please obtain our permission before digging to avoid any accidents.
- Terraces of pavers or concrete, retaining walls, fences, etc. must be approved by management.
- 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.

Lawn Maintenance

- Seasonal campers can use one of the campground lawn mowers free of charge available 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.

GARBAGE & RECYCLING

- Only household waste generated at the campground is acceptable for FERRO waste disposal bins and we ask that these items be properly bagged. We encourage seasonal campers to have their own garbage bins at their seasonal campsite so long as those bins have sealable covers.
- 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 FERRO bins. Campers must dispose of these items at designated provincial stations at their expense.
- Dangerous materials such as paint, oil, batteries, etc., must be recycled at designated provincial stations at the Camper's own expense.
 - The disposal of these items off the campground is your responsibility; failure to comply will result in additional charges.

CABLE TELEVISION, TELEPHONE SERVICE, HI-SPEED INTERNET & WIFI

Each campsite is equipped with a communication outlet that provides the distribution of the cable television signal.

Seasonal campers:

- 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 because of a weak or disrupted WIFI signal nor is it liable for any loss of computer data.

- Have the option to install cable TV, 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.
- To avoid interference to the WIFI signal, the use of internet satellite dishes is prohibited.

MAINTENANCE GUIDE

Seasonal campers are responsible for keeping their campsite tidy and for the proper maintenance of their camping unit. A few good tips to avoid any damage:

- Ensure that the awning and gazebo are properly secured to avoid accidents during windstorms.
- Secure or close awning or gazebo if away from the site for an extended period.
- Store firewood, bicycles, toys, ice coolers, garbage, etc.

Washing and Repairs:

- We encourage clean units in our park, but camper must obtain approval from management for a designated time to wash your unit so that water pressure is maintained.
- Any structural repairs (roof or exterior walls) to your trailer or RV must be made at a location suited for such work. No such work can be done at the campground.
- We do not permit oil changes, mechanical repairs, etc. on vehicles to be done on site.

Sewer System:

To maintain the campground's sewer system in good working order, the following procedures must be respected:

- The control valve of your sewer tank (black water) must always be closed, 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. The use of chemicals containing natural or bio-degradable enzymes is 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:

- The water is sourced from the 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 unused or if the adjacent campsite is vacant.
- To protect your camping unit, 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:

- Each campsite is equipped with an electric outlet and with electricity meters, the amount charged will be at the kilowatt per hour charge set by New Brunswick Power.

Seasonal campers:

- Must make sure the cord from the trailer to the power source is in good condition and of sufficient capacity and rating to carry the electrical current and not to exceed the existing power supply as provided on their lot.
- Are required to use electricity in a responsible manner and limit their electrical consumption accordingly to the amperage of their site, 30 or 50 amps.
 - NB Power has advised us, we would like to advise you, our camper that: NB Power has advised us, we would like to advise you, our camper that: A fee may be charged for the continual resetting of breakers due to excessive electrical draw on the breaker.
- Must use their own electrical outlet and are prohibited from using adjacent electrical outlets, even if they are unused or if the adjacent campsite is vacant.
- Extension cords are not permitted, and Camper can't modify or alter the electrical outlet at their campsite.

NB Power : "Power Interruptions and Surges

From time to time, events beyond our control can cause power interruptions or voltage irregularities. Therefore, we cannot guarantee a continuous or constant supply of power and will not be liable for any damages caused by a lack of power, or a power outage or surge. Also, planned interruptions to your electricity service do occur. While we try to provide you with advance notice of such interruptions, we may be unable to do so; and in such situations, the interruptions will proceed as planned. We are not liable for any damages or loss caused by such planned outages."

GENERAL POLICIES

Pets: Pets are welcome in the campground. However, management reserves the right to refuse access to any animal that is considered aggressive, noisy, or dangerous.

- Each owner is responsible for the actions of their pet and to pick up their pet's litter. Bags should be disposed of in appropriate garbage bins. It is strictly prohibited to leave pet litter in fire pits or on any green space.

- Always have your pet on a leash and do not leave your pet alone or unattended outside your trailer. For the safety and control of dogs within the campground, retractable leashes are no longer permissible in the park.
- **Pets are not allowed on or around the golf course** and in the playground since some children may not be comfortable with their presence.

Visitors: Visitors are welcome in the campground, **visiting hours end at 11:00pm**

- A maximum of 6 visitors allowed at the seasonal camper's site.
- All visitors must park their vehicles in the **public parking lot** situated in the front of the park. **No parking in the campground is allowed.**
- Seasonal campers are responsible for the conduct and actions of their visitors. Management reserves the right to refuse any visitor or guest access to the campground who does not comply with our rules and policies.
- Seasonal campers cannot erect a tent to accommodate overnight visitors or guests.

Vehicle Traffic Rules and Parking:

The speed limit inside the campground is **10 km/h**.

- To ensure a safer and more pleasant camping experience for all, a maximum of 2 cars per site is allowed.
- Safe driving practices and speed limits must always be observed. 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.
- 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.
- 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.

Campfires:

Campfires are only permitted when provincial fire index is green or yellow. The fire index will be posted daily at the park entrance. To comply with municipal regulations:

- Campfires must be contained in an acceptable fire pit.
- Fire pit must be located at least 1.5 meters away from any structure: camping unit, fence, deck, car, etc.
- The fire must always be 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 not to be disposed of in campground garbage bins or in the forest or green spaces.

CODE OF CONDUCT and SECURITY:

Quiet hours are between 11:00pm and 8:00am.

- Please respect this rule and ensure that your visitors comply also.
- Management will not tolerate excessive noise after 11:00pm. Constant or excessive loud noise is not allowed at any time.
- A camper who fails to comply with our quiet hours rule (and this includes any visitor), will be issued a formal warning. If the unruly behavior continues, their camping privileges could be suspended and be evicted from the campground with no refund.
- We are committed to providing a safe and healthy environment free from violence, threats of violence, harassment, intimidation, abusive language, or disruptive behavior of any type for all campers, visitors, and employees. We do not condone and will not tolerate any such actions and individuals who violate this policy are subject to disciplinary and/or corrective action.
- Please report any breaking-and-entry incidents and any other criminal activity to campground management immediately.
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Consumption:

- Alcoholic beverages are limited to your campsite. Alcoholic beverages are not permitted in the campground. Alcoholic beverages bought at the office/pro-shop must be consumed in the shop, gazebo, patio areas or other designated areas indicated on the alcohol permit.
- Cannabis is only allowed inside your camping unit. Use of cannabis on your patio, lot and campground infrastructures is strictly prohibited. The Occupant shall not cultivate, produce, or distribute cannabis anywhere on park property, the camp site, or in the trailer.
- Public display of intoxication will not be tolerated and will be dealt with as necessary.

Fireworks and Firearms: The use or storage of any type of firearm and fireworks are strictly prohibited.

Parental Responsibilities:

- Parents and/or legal guardians are responsible for the conduct of their children.
- Children under the age of 14 cannot be left unattended in the campground.
- Adolescents under the age of 19 cannot stay in the campground without the presence of their parents and/or legal guardians.

Miscellaneous

- 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.
- It is strictly prohibited to have any business venture operating out of your campsite.
- Each seasonal camper has the option to leave their camping unit at their 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.

Selling your trailer

- Prior to selling your camping unit, please speak with management and keep them informed of any interest from a potential buyer.

- Age and condition of unit are considered, any unit over **15 years** of age will be reviewed by management before a sale is approved.
- We will also use this opportunity to **reevaluate the site set-up** to ensure the camping unit and all structures meet our **current policies**. Some changes could be necessary. Potential buyers must be made aware of this policy by the seller prior to the sale.
- 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 contract.

Moving out

- When pulling out your trailer, please inform management as soon as possible so they can assist in coordinating this at the following times:
Seasonal campers will be required to remove everything from their site:
 - **Fall:** On or before **October 15th**.
 - **Spring:** On or before **May 1st**.

Structures:

- Any structures, such as decks, sheds, gazebos, etc. remaining on site are your responsibility to remove and clean up any debris left in the process.
- If the deck or other structures meet our current policies, we could inform the new seasonal camper coming in as he could be interested in purchasing.
- If you sell your deck to someone on your own, they do not have access to the lot. We have a waiting list and will proceed accordingly.

Closing Seasonal Accounts

- **Electricity:** Verify with the office if your account has any pending or owing balance for your electricity bill, and we will make arrangements to finalize the account.
- **Rogers:** If you have any digital boxes related to your account, it's your responsibility to return them to Rogers. Please remember to cancel or transfer any account associated to South Cove.

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.

The Robichaud Family and all South Cove Camping & Golf team

