

Green Acre Park

Rules and Regulations - 2015 Season

ADDITIONS - Refers to any structure built onto or adjacent to trailer. Rooms must be factory fabricated i.e. factory built from the trailer manufacturer or prefabricated sunrooms. See office for details. Impact fees apply to additions unless purchased from an authorized dealer. No home built or contractor built additions. Temporary wind barriers will not be permitted to be erected for trailers being used in the off-season (this includes any type of temporary enclosure for doorways or decks).

ALCOHOLIC BEVERAGES - will only be allowed inside your own R.V and your own site.

CAMPFIRES - No FIRES during the day or night if there are any strong winds. All fires must be kept on a low flame. Contact Bruce before making a campfire pit. All fires must be out by midnight. Fire must be contained in a rim or brick boundary.

GOLF CARTS - must be registered at the office and receive an annual operations safety to be used on park property. Drives MUST be 16 years of age or older and carry insurance.

CHILDREN - must be at campsite by 10pm. Teenagers or children under 12 years must not be left in the campground alone without a parent.

- There may not be any children attending public schools while camping at Green Acre Park.

CLOTHESLINES - Not to be fastened around any trees (harms tree bark). Must be free standing umbrella-style.

No **CONSTRUCTION** during July and August or on Sundays. If utilizing a contractor, see Bruce for possible exceptions to this rule.

DECKS - Must be approved by submitting a drawing of overall dimensions. Composite pressure treated lumber or cedar lumber will be permitted in the construction of the deck (does not include patio style decks made from stone).

- Railing height and deck height recommended to be in proportion with trailer (max. height 3 ft).

DRIVEWAYS - Single driveways only, unless approved by management. Second car or visitors to use designated parking lots.

No "**FOR SALE**" signs or posters are to be posted in or about your trailer at any time. All trailers sold on park property are subject to terms under "SALE OF TRAILER" booklet (see office for details).

GARBAGE - Only household garbage to be placed in GREEN containers and recyclable material in the blue containers. Please take items such as paint, tires, appliances & furniture to the Waterloo Landfill on Erb St.

GATE CARDS - There is a 15 minute delay on the gate cards - therefore do not open the gate for someone without a card and then expect your card to work for yourself.

GUESTS -

- SEASONAL PASSES \$50.00 per season + HST.
- DAILY \$ 2 per person – OVERNIGHT \$4 per person.
- Visitor/Guest fees are enforced from May to Labour Day
- If you wish to pay for your guests, please leave your name and lot number at the office.
- Guests without cards cannot access the park after the store closes (9 pm Sunday to Thursday and 10 pm Friday & Saturday during May through October).
- This charge reinforces the private property on which guests are entering - any person not registered at the office, is considered to be trespassing on Park property.

LANDSCAPING - Keep in mind the proportion of your site, trailer, grass area and flower beds. Contact staff for advice or suggestions.

- FENCES - None allowed.
- FLOWER BEDS - Must be kept to a minimum and weeded.
- GRASS - Avoid use of sod which requires heavy watering. Seed is recommended. Grass must be cut regularly (not on Sundays). Lots that are not cut, will be cut by the park and billed accordingly.
- TREES - Please contact the office regarding location of new trees- do not restrict tree growth by putting anything around the trees e.g. Patio lights, clotheslines
- VEGETABLE GARDENS - None allowed on your site. See the office in the Spring of 2015 for the community vegetable garden sign-up.
- WOOD - Keep inside shed or piled neatly beside your trailer.

Each site has a standard coat of gravel and adequate grass. If you wish to improve your site, the Park will supply materials (such as fine gravel, sod,

topsoil, mulch etc.) at the same price we purchase it at. Extra work done on a site is charged on a time and material basis. Staff labour rate is \$35/hour and \$50/hour for the tractor.

LOT BOUNDARIES - In general, your lot area extends from the back side of your trailer to the backside of your neighbour's trailer. A courtesy cut with the lawn mower and trimmer is recommended on the backside of your lot (backside refers to the side of the trailer where services are located and/or the electrical meter).

NOISE - Curfew - 11pm to 8am - no loud noise will be tolerated between these hours and on Sundays.

PAINT - Please consult park management for approval of major external renovations such as painting and re-siding the trailer.

PETS - Keep on a leash at all times - DO NOT walk them through picnic area. Help us keep the park clean by cleaning up all messes immediately. No dogs are allowed to be tied up on lawns. Barking dogs will not be tolerated at any time. One pet per trailer.

POOL - Swim at your own risk. READ pool-side rules CAREFULLY. Parents are responsible for their children (including teenagers) while they are in the water. No obstacles are permitted in the pool and area (e.g. balls, rafts, water guns, etc.) Hours for swimming are posted. There is no lifeguard on duty. Water temperature is 82°F for pool and 102°F for hot tubs.

Fall hours are 10am—7pm (weather permitting)
The chemicals in the water are tested according to health and safety standards.

ADULT SWIM TIMES - 11:30am to 12:30pm *and*
5:00pm to 6:00pm

PARENT & TOT SWIM TIMES - 12:30pm to 1:00pm *and*
(5 years old & under) 6:00pm to 6:30pm

PROPANE TANKS - ALL RV's must have their propane appliances inspected every ten (10) years by a qualified technician. Propane tanks expire after 10 years & cannot be re-filled.

- We cannot hook your tank back up to your trailer - this must be done by the trailer owner.

REFRIGERATORS - NONE outside. Must be contained within your trailer or utility shed.

RESIDENCY -

- Green Acre Park is a recreational facility that is open 10 months of the year. It may not be your permanent residence.
- **The entire Park will be closed January 1 through March 1, 2015.**
- See campsite contract, under 'Use of Campsite' for further details.
- The Park is zoned recreationally not residentially.
- There may not be any children attending public schools while camping at Green Acre Park.

SERVICES -

- All services supplied to a park model must be connected by Green Acre Park staff or approved personnel.
- Toilets may not exceed 2.5 gallon/flush limit.
- 30 amp electrical service supplied to trailer, 50 amp where available.
- When vacating trailer for an extended period of time, all services should be disconnected e.g. propane turned off, hydro breakers turned off and water valve turned off.

SHEDS -

- MAXIMUM size 8' x 10' x 7' (length, width, height)
- 1 shed per trailer or site
- Exterior colour must match colour of new trailers
- Exterior finish should be stained wood, vinyl siding or metal siding (see office for details).
- Must be approved in writing & submitted to the office.

SPEED LIMIT - 15 KM. Please SLOW down & watch for children.

STORAGE - Storing boats and travel trailers in your driveway or in the visitor parking lots is not allowed. No storage of non-licensed cars. Vehicles left in these areas longer than one week without authorization will be towed from the premises.

Do not **SUBLET** your campsite before consulting management. Report at the store or office when pulling trailer out.

TABLES - Please block your picnic table off the ground at all times. This prevents the legs from rotting. One table is supplied with each site.

TRAILERS -

- All trailers must be manufactured to CSA standards.

- Maximum trailer size - 12' x 48', includes tongue and bumper. All new trailers brought into the park are subject to impact fees (inquire at office for fee of schedule).
- Trailers purchased from authorized dealers are exempt from this impact fee.
- No trailer older than 10 years of age from the current date will be allowed into Green Acre Park. Trailers currently in Green Acre Park that exceed 20 years of age will be subject to review. Trailers not maintained at a level satisfactory to management of Green Acre Park in terms of general appearance (cleanliness, structure, tidiness) will be asked to remove the trailer from the lot within 30 days of final notice.
- Park model trailers (10' x 36' or larger) must be skirted with matching vinyl or metal siding within 30 days of installation (also applies to additions).
- All trailers must have insurance coverage.

TV TOWERS - Not permitted; existing towers to be removed by 2017.

WEATHER –

In the event of severe weather, please take shelter in secure structures – the store building, main washrooms behind store, or bottom of recreation hall shop all have concrete block walls.

WILDLIFE HELPFUL TIPS:

- Do not provide a source of shelter. Access under sheds, decks or trailers may provide a home for animals.
- Do not provide a source of food. Garbage, bird feeders, vegetable gardens, dog & cat food will all attract wildlife.
- Keep pets on a leash.

The Park can provide you with a trap to help you re-locate a nested animal. You are responsible for catching and releasing any animal from the cage. Another option is to hire a professional to provide this service.

PARK SERVICES...

THE FOLLOWING TOPICS ARE DISCUSSED ANNUALLY AT OUR INFORMATION NIGHT IN MAY.

WATER

Municipal Water...

The connection to municipal water was completed in May 06.

Restrictions on use of water will remain the same:

- No lawn watering
- No water softeners

Trailer washing is permitted in the spring until May 15, 2015. This is a reminder to use the designated car washing stations during the summer for vehicles. Water meters may be individually installed in the future to each site if water consumption escalates.

- Always keep conservation in mind when using water.
- Repair dripping taps and running toilets.
- Close the shut off water valve (located under trailer or on post adjacent to trailer) when leaving for extended periods of time (i.e. greater than one week). If your water valve is under your trailer, an access panel should be installed close to your water valve for winterizing and emergency shut-offs.

Pond Water...

A spring fed pond below the office provides the source of non-potable water for the irrigation system. It is not accessible for all campers. If you have access, please give consideration for your neighbour for the amount of time you use the irrigation system.

The same system provides water for the 2 car washing stations. Those who are not close to the irrigation lines may wash under the hydro lines by the lawn bowling green. Signs are posted by: sites 28 & 30 and at the front of the park behind the garbage dumpster. The park staff waters the picnic area (flower beds) and bowling green with pond water.

HYDRO

- Know where the location of external hydro breakers are as well as internal trailer breakers.
- Meters are read and invoiced three times per year (June, September & December).
- A hydro administration fee will be charged per month (\$4.67) regardless of level of consumption.

SEWER

Septic tiles are used to dispose of waste water, therefore, it is important to

conserve water disposal and utilize environmental consumption habits.

Please do not:

- Do not flush disposable tampons or diapers, wipes, paper towels or condoms down your toilet
- Do not deposit hot grease or oil, cigarette butts, coffee grounds or anything that does not decompose
- Do not excessively use bleaches & cleaning products
- Do not use toxic drain openers
- Please try to use 1 ply toilet tissue

Inspect your sewer fittings from your trailer to the ground on an annual basis or after returning from holidays. If you detect any loose fittings or foul odour, please report it to the office. Plumbing concerns from the ground up into the trailer are the camper's responsibility – the park will maintain from the ground down.



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