

Green Acre Park Rules
"Schedule A" - 2024 - 2025 Season

ADDITIONS - Refers to any structure built onto or adjacent to the 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 on your own campsite and not on any public areas.

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

CARS - One (1) car per campsite unless arranged otherwise. No parking on the grass or along roadways. Please use designated visitor parking areas for any second vehicles. See storage for additional information.

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

CHILDREN - must be at campsite by dark. Teenagers and children under 12 years must not be left in the campground alone without a parent. There may not be any children attending public or Catholic 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. This includes both contractors and projects done by campers.

CONTRACTORS must sign in at the office and provide proof of insurance before providing services on property of Green Acre Park.

DECKS - Must be approved by submitting a drawing of overall dimensions. Only pressure treated lumber, composite 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) and meeting construction code.

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" on your annual contract. **No political party elections signs** are to be posted on the lawn/camp site.

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/VISITORS -

SEASONAL PASSES can be purchased \$60 per season + HST per family member. DAILY \$3.50 per person age 5+ and OVERNIGHT \$7 per person.

Visitor/Guest fees are enforced from May to Labour Day

When you pay for your guests, you will need to leave your name and Site number at the store/office to receive your guest pass.

Guests without cards cannot access the park after the store closes.

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 Steve 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 Steve 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.

Wood - Keep inside the 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. See the office for staff labour rate charged.

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).

ADDITIONAL TAXES - are billed as part of the annual invoice as received from MPAC. Your trailer (if applicable) has been given an assessed value by MPAC by which we calculate your portion of the single tax bill we receive annually. MPAC taxes apply to trailers wider than 8' or trailers which have an enclosed wall structure attached to them. These are described as "Tax on Large Trailer Fees" on your invoice.

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

PETS - Keep all pets on a leash at all times. **No dogs allowed on the playground or the Mini Golf area.** Help us keep the park clean by cleaning up all messes immediately. **No dogs are allowed to be tied up on lawns and left unattended.** Loud pets will not be tolerated at any time.

POOL - Swim at your own risk. READ poolside rules CAREFULLY. Parents are responsible for their children (including teenagers) while they are in the water. No obstacles are permitted in the pool area (e.g. balls, rafts, water guns etc.) Hours for swimming are posted.

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 refilled.

REFRIGERATORS - NONE outside. All refrigerators 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 February 28/29 with no unescorted access.

See campsite contract, under 'Use of Campsite' for further details.

The Park is zoned recreationally not residentially.

SERVICES -

All services supplied to a park model must be connected by Green Acre Park staff or approved personnel.

Toilets may not exceed the 2.5 gallon/flush limit.

30 amp electrical service supplied to the trailer, 50 amp where available.

When vacating a 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, with no other exterior totes or sheds allowed.

Exterior colour must match the 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.

Any seasonal site with a shed on it that is owned by Green Acre Park will be invoiced a shed rental fee as part of the annual invoice. Rate to be set annually.

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

STORAGE - No storing boats or travel trailers or non-licensed cars or utility trailers in your driveway or in the visitor parking lots.

No **SUBLET** of your campsite. No rental of your trailer to any individuals that are not on the campsite contract. No use of your trailer in your absence by any individual that is not on your contract.

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.

Z241 Building Code for park models

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 and if not maintained at a level satisfactory to management of Green Acre Park in terms of general appearance (cleanliness, structure, tidiness) will be asked to be removed 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 with details on annual contracts.

VEHICLES - All vehicles on the property are to be licensed, insured and functioning. No storage of non-licensed cars. Vehicles left in these areas longer than one week without authorization will be towed from the premises.

WEAPONS - No weapons of any kind are permitted on Park property, in keeping with our law abiding park culture.

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

WIFI - Waterloo Wireless (519-648-9993) is the sole provider of internet for Green Acre Park. No other wifi provider is allowed to access the park for the purpose of providing wifi.

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, dog & cat food will all attract wildlife. Keep pets on a leash.

The Park can provide you with a trap to help you relocate 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

WATER

Municipal Water...

Restrictions on use of water:

- No lawn watering
- No water softeners

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.

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 (May 1, August 1 & October 31).

A hydro administration fee will be charged per reading to cover the cost to the park of maintaining the electrical infrastructure of the park.

30 amp electrical service can be provided to all lots, some 30 amp 240 volt and 120 volt. Others are 50 amp 240 volt. Consult Steve Roth for details.

Steve@greenacrepark.com

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. 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.

CUSTOMER REFUNDS

Refund cheques will be made payable to the 1st person listed on the Annual Campsite Contract.