

LANCASTER COTTAGE AND TRAILER RESORT INC.

Email: lancastertrailerpark@gmail.com

Website: www.lancasterresort.com

TRAILER RULES & REGULATIONS (REVISED APRIL 2023)

GENERAL INFORMATION:

- Limit of one (1) family to be on the License of Occupation as the trailer owners.
- Limit of six (6) people per lot, unless pre approved by management.
- If you want to rent out your trailer, you must follow resort guidelines.
- Seasonal fee includes water, sewer, hydro with 30 amp service, MPAC trailer fee and visitor fees.
- Natural gas is available to some park model trailer sites. Gas is paid by you monthly.
- Additional appliances are an extra charge. (Window air conditioners/outside fridge etc.)
- Park is open the second Friday of May and closes on Thanksgiving Monday.
- Each trailer owner must sign a License of Occupation and any additional documents required.
- It is understood that complications, freezing, power outages etc. to the trailer due to temporary interruptions in services are the sole responsibility of the trailer owner. The trailer park resumeres no responsibility for any damages resulting from such interruptions. Likewise, the trailer park is not responsible for any damages caused from the occupants absence or malfunctions in heating systems, water lines, septic lines etc.

PAYMENTS & FEES:

- Deposit schedule is as follows:
 - \$600.00 + HST due September 25th
 - \$1200.00 + HST due February 15th
 - Remainder due opening weekend
- All deposits are non-refundable. If you choose to leave or are asked to leave before the end of the season there is no refund.
- If you have paid your deposit and choose to pull out your trailer before the next season has started there is no refund.
- Payments not made on time are subject to interest charges and your site is not guaranteed to you for the next season.
- Please see the office or website for seasonal fees and other fees and charges.
- All payment schedules, deposit amounts, dates, fees and charges are subject to change at any time without notice.

VISITORS

- **All Visitors must register when they arrive. You must register one of the following ways.**
 - Text 705-872-1230 – Best way to contact
 - Email – lancastertrailerpark@gmail.com

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ALCOHOL & DRUGS:

- Provincial Laws require that all alcoholic beverages and/or marijuana must be consumed at trailer sites only. No walking from site to site and not in the parking lot.
- Alcoholic beverages and/or marijuana are not permitted to be consumed anywhere in the park inside any vehicle.
- Marijuana is not to be consumed outside the property within 100 ft of the entrances to the park.
- Illegal drug use of any type will not be tolerated and will result in termination of park use and/or police intervention.
- Excessive noise, drinking or profanities are not permitted.
- Growing marijuana is strictly prohibited inside the park.

BEACH AREA:

- No dogs on the beach.
- No glass containers in the beach area.
- Beach area is unsupervised.
- No boats or skiing in the beach area.
- Children must be reminded of no rough housing on floating raft.

BICYCLES:

- Bicycles are only permitted on the park road and must be ridden slowly at all times.
- Bike riders must be careful and cautious at all times. Cutting across campsites is prohibited.

BOATS AND CANOES:

- All boats kept at Lancaster throughout the winter must be stored where management advises for outdoor storage. Boat trailers must be kept in designated area.
- Canoes/Kayaks etc. must be kept on canoe rack near the beach.

CAMPFIRES:

- Please be responsible with campfires or privileges will be revoked.
- Fires and their control are the responsibility of the camper.
- It is the responsibility of the camper to be aware of and follow the rules of a fire ban.
- Campfires must be extinguished by 1:00 AM. (Please respect your neighbor when sitting around the campfire at night and respect quiet time rules).
- Firewood must be purchased locally only.
- Any new fire pits installed or current fire pit changes must be approved by management.

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CHILDREN:

- Campers are responsible for the actions and safety of their children.
- All children under 16 years of age must be accompanied by a parent or guardian after 11pm.
- Children must be supervised at all times when near the beach, playground, water and pool as these areas are unsupervised.
- Children are to be reminded not to run in between trailer sites when playing.

CONSTRUCTION:

- Construction or improvement of any kind must be approved by management BEFORE you start.
- Trailer owners are responsible, as stated in the license of occupation, to obtain and adhere to the provisions of a building permit from our municipality.
- Management reserves the right to limit or prohibit access by outside tradesmen or suppliers.
- Management reserves the right to limit time periods during which construction can take place.
- Manufactured structures must be purchased through management. (Example: sun rooms)

DECKS AND SHEDS:

- All installation of decks and sheds must be pre-approved by management.
- Decks are not to be longer than your trailer and not wider than 8 feet.
- Only one tool shed per trailer site (Max. 8' X 10'). Management must approve the location and height of the shed.

DOCKS:

- Dock assignment will be made by management. Docks will be given out as you pay for them.
- Docks are not guaranteed from year to year.
- Size of the boat may depend on which dock is given.
- We reserve the right to switch your dock without notice.
- No fishing off all docks. (Even on your own rented dock UNLESS you rent both sides or if the other side is vacant.)
- Fishing is ONLY permitted off of the boat launch dock.

ETIQUETTE:

- No loud music at any time.
- **Quiet time is 11:00pm to 8:00am. No music, guitars or noise of any kind.**
- Please respect your neighbor's privacy.
- Any aggressive action toward another person or any violation of any federal, provincial or municipal laws by a camper or his/her guests will result in the immediate termination of the License of Occupation and/or weekly/overnight agreement.

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FIREARMS & FIREWORKS:

- No firearms, fireworks, paintball or bee bee guns are permitted in the park.

FISHING:

- No fishing in the beach area.
- No fishing off all docks. (Even on your own rented dock UNLESS you rent both sides or if the other side is vacant.)
- Fishing permitted off the dock near the boat launch.

GARBAGE/RECYCLING:

- **ZERO TOLERANCE**
- Garbage is to be placed in **green garbage bags** and sealed. Garbage in shopping bags is not acceptable.
- Only ONE BAG per trailer per week. Additional fee will be charged for more than one bag.
- Garbage bin is located at the back of the park. **ONLY GARBAGE BAGS IN BIN.**
- **You are responsible for bringing your own garbage to the back.**
- **Disposal of large items of garbage such as fridges, bicycles, beds, tires, lawn chairs, batteries, propane tanks etc. are your responsibility to take with you when you leave.** Anyone caught leaving items near the bin will be fined \$50.00.
- Do not bring your garbage from home and put it in our bin.
- Do not place leaves, brush, grass or hedge clippings in garbage bags. See management as to where to dispose or compost them.
- Recycling is to be put in appropriate bins. **Please have your items sorted.**
- CANS, PLASTIC, GLASS containers, CARDBOARD, PAPER .

GOLF CARTS : (Golf cart usage is a privilege, not a right.)

- You must be over the age of 18 and have a valid driver's license to drive a golf cart.
- The owners of the cart must prove the golf cart carries a minimum of \$50,000 liability coverage.
- Carts must remain visually attractive and reasonably maintained. (No loud noises or smoke).
- Carts must be parked on your campsite with your vehicle. No using other campers lots or vacant lots for parking.
- Your cart must have your site number on it and it must be visible at all times.
- A cart may only carry the number of people it is designed to seat. Babies and children age 7 and under may sit on the parent's/guardian's lap. Parent/guardian assumes all liability while holding a child on their lap.
- Cart owners take full responsibility if they lend their cart out to other campers.
- Speed limit is 10 KP/H. Seat belts are recommended for all passengers.
- No driving a golf cart while under the influence of alcohol. Reminder: Provincial Laws require that all alcoholic beverages must be consumed at trailer sites. (No walking or driving from site to site with alcohol.)

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- Cart drivers must drive on park roadways only. Drivers cannot take the carts on the beach, in the pool enclosure, through campsites, or on paths/walking trails.
- You may not drive your cart onto a campsite which is not your own unless invited.
- Golf carts operating after sunset must have the lights turned on. Golf carts are not to be driven during quiet time. 11pm to 8am.
- Golf cars must be operated properly and safely. Reckless driving, racing, horseplay or inappropriate behavior will not be tolerated.
- Golf car operators are responsible for any damage to personal property or injury to individuals that result from accidents involving that golf cart.
- An accident which RESULTS IN DAMAGE TO ANY PEOPLE OR PROPERTY (trees, bushes, vehicles, toys, etc) must be reported to the management immediately. Failure to report an accident will result in immediate revocation of golf cart privileges.
- The cart must be secured against unauthorized use. The cart must be secured when you leave the park.
- If anyone violates a rule, he/she will receive a \$50 fine for the first offense. When there is a second offense, golf cart privileges will be revoked.

INSURANCE:

- Lancaster is not responsible or liable for any property damage, however caused, or theft. It is the responsibility of the trailer owner to possess property and liability insurance.

LOST, STOLEN OR DAMAGED PROPERTY:

- As per the License of Occupation, management cannot be responsible for property lost, stolen or damaged, however caused.
- Parents or guardians shall be responsible for the safety and any damage, however caused, by children or visitors.
- Parents will be financially responsible for any damage, however caused, by children or visitors.

PETS:

- Pets are welcome as long as they are kept on a leash (including cats).
- Excessive barking will not be tolerated. Pets must not be left alone at trailer sites.
- No pets permitted on beach, in pool enclosure, or on other campsites (without permission).
- Dogs have a designated swimming area at the boat launch.
- Please clean up after your pet right away. Do not put poop in fire pits.
- Visitors are not permitted to bring pets. (Unless prearranged with management.)

POOL:

- **ZERO TOLERANCE.** All pool rules must be followed. Failure to comply with any pool rules will result in loss of pool privileges for the remainder of the season.
- Hours of operation: 8:00am to 8:00pm

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- Maximum pool capacity in the pool and on the deck combined is 54 persons which shall not be exceeded.
- All persons using the pool do so at their own risk.
- All persons in the resort must sign a pool waiver before they enter the pool enclosure.
- Children under 12 years of age are NOT allowed within the pool enclosure unless accompanied by a parent or his/her agent who is NOT less than 16 years of age.
- Persons with seizure, heart or circulatory problems are advised not to swim alone.
- First aid kit and emergency telephone are located on the pool deck.
- Pool is for private use only. (Trailer site owners and cottage renters and their guests)
- Shallow water NO diving.
- Unsupervised pool. No lifeguard.
- Every bather must shower before entering the pool.
- Running on the deck and rough housing are not permitted in the pool area.
- Large pool floatation devices for adults are not permitted. Infant and small children floatation devices are permitted. No small pool toys that can get stuck in skimmer baskets are permitted.
- No smoking/vaping in the pool area.
- No glass or breakable container in the pool area. No food or drinks permitted in the pool.
- Pollution of the swimming pool is prohibited. Urinating, discharge of fecal matter, expectoration or blowing the nose in the pool is prohibited.
- Swimmers wearing diapers need to have tight fitting protective coverings.
- If you have a communicable disease that can be transmitted by water or have been ill with diarrhea or vomiting in the last two weeks, do not use the pool.
- Do not use the pool while under the influence of alcohol or drugs.
- New pool rules may be added any time by written, email or verbal notice.

SWIMMING:

- All children must be supervised near the beach, playground, water and pool.
- Swimming is at an assumed risk of the individual or their guardians in the case of children. Lancaster Cottage and Trailer Resort, and or its agents, assume no liability for any accidents, however caused, in the resort area or in the pool or lake.
- No swimming in the dock area and no diving off docks. (Water is too shallow)

TENTS/DINING TENTS:

- With permission from management, one small sleeping tent (4 people or less) is permitted per site but must be taken down and put away when not in use.
- Dining tents must be pre-approved by management and are not to be used for storage.
- Only one form of tent per site.

TOILETS & DRAINS:

- Our park uses septic systems. Please do not dispose of anything down the drains other than **single ply white toilet paper** and only when necessary. A fine will be given if one ply toilet paper is not being used.
- When cleaning use environmentally approved chemicals.

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TRAILER SITES:

- No Trespassing on your neighbor's trailer site unless consent is given. (Example: shortcuts between and in front of trailer sites). Please remind children.
- Trailer sites must be kept neat and tidy at all times. No clotheslines on site.
- Trailer owners are responsible for maintaining their site.
- Trailer site grass to be cut by trailer owner bi-weekly or fee will be charged for grass cutting by management. Trailer owners are responsible for grass cutting from May to October.
- No tree trimming without permission.
- Any pre-approved changes to the landscape of a site will become the property of management when the License of Occupation is terminated. (Example: walls, paved or gravel roads, trees, fences, shrubs, etc.) (Unless management asks you to take anything with you.)
- Trailers must be skirted to park standards approved by management.
- Window air conditioners are permitted but the location needs to be approved by management.
- Trailer appearance must be kept up to park standards approved by management.

TRAILER SALES:

- No private sale of trailers. All trailers must be sold through management. Trailers older than 10 years cannot be sold on site or brought seasonally into the resort. (Unless approved by management.)
- No subletting. Lot fees cannot be included with the sale of trailers.
- When selling your trailer you must provide management with all the details of the trailer (make, model, size, listing price, etc.).
 - Trailer will be posted on the Lancaster website
 - Commission is 10% - no exceptions
 - Management will take appointments with prospective buyers to show your unit.
 - Management will need access to the unit without having to contact the trailer owner every time. If this is not possible, then appointments will have to be booked through the trailer owner.
 - Management will be supplying the bill of sale.
- If you choose to sell your trailer on your own:
 - Management will still collect commission fees listed above.
 - Management must approve the new buyer **BEFORE** purchase is complete.
 - Management will be supplying the bill of sale and collecting payment from the buyer.
 - You must register anyone looking at your trailer as a visitor.

VEHICLES:

- Park speed limit of 10 km/hr will be strictly enforced. Please watch for children playing.
- Only one car is permitted at the trailer site. Additional cars will be charged \$2.00 per day and must park where management assigns.
- Visitors must park in designated parking spaces.
- Along the back fence is the visitor parking area.
- No parking on roads, other sites, or anywhere that is not indicated as a parking space.

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- No mini-bikes, motorcycles or ATVs to be driven around park property. Vacationing motorcycles and ATV's are permitted on an in/out basis.
- No vehicle repairs in the park.
- **No washing of vehicles in the park.**
- All boats, boat trailers, utility trailers, etc. must be parked in the designated area.

VISITORS

- **All Visitors must register before or as soon as they arrive for the safety of everyone in the park and for parking instructions.**
- **You must register one of the following ways.**
 - Text **705-872-1230**
 - Email – **lancastertrailerpark@gmail.com**
- Maximum number of visitors allowed is determined by the number of people on your License of Occupation. Please confirm how many visitors you are permitted with management.
- As trailer owners, you are responsible for the actions of your visitors and providing them with the rules of the resort.

WATER:

- **Water must not be wasted**
- No washing of vehicles in the park.
- If you wish to wash your trailer you must get approval from management first. **NO USING POWER WASHERS AND NO POWER WASHING.** You must use a bucket of soap and water. Or, you can have a mobile washer service carrying water come in and clean your trailer.
- Management must approve any usage of water besides regular trailer use. (Watering grass, flowers, filling kiddy pools, washing trailers etc.)
- Trailer owners are required to look inside and outside for leaks on a weekly basis.
- Leaks issues caused at trailer sites that are found by management will result in a per hour charge by management to the trailer owner.

WINTERIZING TRAILERS

- It is the trailer owner's responsibility to get their trailer ready for the winter.
- It is the trailer owner's responsibility to turn off all power to the trailer from inside the trailer or by unplugging at your hydro connection. The main hydro box may be left on during the winter and if you have left your hydro connected there may be charges accumulated.

These rules are for your protection and holiday enjoyment.

Failure to comply with these rules will result in termination of park use, with no refund.