

# McCLINTOCK'S SEASONAL TRAILER RESORT

## RULES AND REGULATIONS

1. **ADDITIONS & CONSTRUCTION:** -- Management must approve in writing, all decks, steps and railings. Drawings must be submitted to the office for management approval. A Puslinch Township building permit may be required. Unauthorized construction will be stopped and removed immediately. Management must also approve all exterior paint and siding colors. We are not responsible for any damages to unapproved additions. **NEW: Add-a-Rooms will not be approved.**
2. **ANIMALS** – Dogs must be kept quiet and on leashes no longer than the boundaries of your lot. No animal is to be unattended at any time. Any reports of animals biting, attacking, excessively barking, defecating on neighbouring lawns without being cleaned up by owner, roaming park unattended, or otherwise disrupting your neighbours will result in your animal being immediately banned from the park.
3. **CHILDREN** – All children under 16 years old must be on site by 10pm. Any children 12 years old or younger must have adult supervision at all times. Any minors 18 years or younger are strictly forbidden to be unaccompanied overnight.
4. **EXCESSIVE COLLECTION, STORAGE & JUNK** – Storage of “junk” or a collection of miscellaneous articles on a lot will not be allowed. No boats or extra vehicles may be stored on lot or in parking areas. A fee of \$25 will be charged for removal of all items from your lot.
5. **FIRES** – No open fires allowed on individual lots. You must use an approved container placed at either the center front or center back of the lot. No fires are allowed to be placed in between trailers. Any fire pits in non-approved spaces will be moved or removed immediately. Please be considerate of your neighbours. No fires will be permitted during strong winds, and fires must be kept to a low flame. All fires must be out by 10pm on weekdays and 11pm on weekends. All wood must be neatly stored on the back of lot. Please see our Campfire policy.
6. **GARBAGE & RECYCLING** – All household garbage must be in plastic bags and placed on the front of the lot every Monday morning. *On holiday Monday's garbage will be collected on Tuesday. Recycling is a must.* Please place recyclables on your lot in a separate container or clear bag beside your garbage. Leaves and grass clippings must be in clear plastic bags. Large items (furniture, etc.) and non-household garbage will not be collected, unless arranged with the office. Fees apply.
7. **GOLF CARTS & ATVs**– Only quiet golf carts will be permitted. ***All ATV's, mini bikes and other off road vehicles will be strictly prohibited within all confines of the park.*** All drivers must be 16 years old of age or older. Any golf carts operated by a driver younger than 16 will be banned from the park.
8. **INSURANCE** – A copy of all risk and liability insurance must be submitted each season with the signed Seasonal Rental Agreement to protect your trailer, additions and contents. Insurance is the sole responsibility of the tenant. McClintock's Trailer Resort shall in no way be liable if tenant fails to insure their trailer, additions and contents.
9. **LAWN MAINTENANCE & WATER USAGE** – All lawns must be properly maintained. A fee of \$25 will be charged if we have to mow your lawn. **No lawn watering or car washing is allowed. A \$25 fine will be charged for each incident noted by management.**
10. **LANDSCAPING & DIGGING** – No trees or shrubs shall be planted, nor any digging without Management's permission. Flower beds and above ground gardens must be properly maintained and weeded. Each lot is supplied with an adequate amount of gravel and grass. If you would like to add gravel, sod, soil, mulch, etc. please contact the office for permission. Any repair of damage due to unauthorized digging for landscaping or otherwise will be billed directly to the renter.
11. **LOT CHANGES** – Management reserves the right to substitute lots at any time.
12. **MUNICIPAL TAXES** – Any government assessments levied on trailers and/or additions will be payable by the renter/owner of the trailer. Taxes are due **May 1<sup>st</sup>** along with your trailer park spring balance. Unpaid municipal taxes will be charged a \$15 service charge per month left unpaid.
13. **NEIGHBOURLY CONDUCT** – Verbal abuse or foul language towards other renters will not be tolerated and will result in immediate eviction from the park.
14. **NOISE** – No loud music or excessive noise at any time, quiet time after 10pm on weekdays and 11pm on weekends.
15. **PARKING** – Maximum ONE parked vehicle per lot is permitted. Additional cars shall be parked in the designated guest parking areas. Storage of vehicles, campers, boats, and unlicensed vehicles is strictly prohibited and will be towed away at the owner's expense once a written notice has been issued.
16. **PAYMENTS** – Failure to make payments in full by the required due dates can, and will, result in the immediate removal of your trailer from McClintock's Trailer Resort.
  - a. **LOT FEES** – Annual Renewal letters will be available in the office, posted on our website, emailed (if provided) or mailed each year, generally Mid-August.
  - b. **PAYMENT SCHEDULE** – Payments are due in two installments each year. The fall deposit, together with a signed Seasonal Lot Rental Agreement, secures your lot for the next season and will be due in mid- September. The remaining balance (the “spring balance”) will be due on May 1<sup>st</sup> for the current season.
  - c. **LATE FEES** – A \$50 service charge will be applied to all outstanding accounts not paid in full by 5:00 pm May 1<sup>st</sup> and on the 1<sup>st</sup> of every subsequent month at 5:00pm that a balance is left owing.
  - d. **NON- SECURED STORAGE FEES** – Any accounts with outstanding fall deposits will be subject to a \$50 per month non-secured storage fee. Any vehicles, boats, etc. stored on lots during park closure will be charged \$50 per month per vehicle.
  - e. **NSF CHEQUE FEES** – A \$25 service charge will be applied to all accounts for any cheques returned for insufficient funds. ALL future personal cheques thereafter, must be bank certified.
17. **POOLS & HOT TUBS – ARE STRICTLY PROHIBITED ON LOTS #1 THROUGH #169**
18. **PROPANE TANKS & GENERATORS** – All RVs must have their propane tanks and appliances inspected every (10) years by a qualified technician. Generators are strictly prohibited on site.
19. **RESIDENCY** – Renters are prohibited from using lot as a principal, permanent, or full-time year-round residence and shall close, winterize their trailers and vacate no later than October 31<sup>st</sup> of each year. All services will be turned off by 10 am Nov. 1<sup>st</sup>.

20. **SHEDS** – All sheds shall be no larger than a maximum size (8 ft. x 8 ft.) and placed suitable on the center back of the lot at least 1 meter from any neighbouring rear lot line. All new sheds must match or coordinate with the color of the trailer.
21. **SPEED LIMIT** – 15 km per hour. Please watch for children, animals and pedestrians.
22. **TELEPHONE & INTERNET HOOKUP** – Telephone hookup is the responsibility of the renter. Wireless internet is located throughout our park and is available for a nominal seasonal fee. No digging will be allowed for underground telephone or internet lines.
23. **TENTS & EXTRA CAMPERS** – No tents or additional camper trailers are allowed on renter's seasonal trailer lots. Guest lots are available for full service RVs (no tents accepted) and must be booked with the office.
24. **TRAILER PLACEMENT** – All trailers shall be lined up so that the fronts of the trailers are in a reasonably straight line. You must keep a minimum of a 3 meters (10 ft.) clearance between your trailer, and any additions, from any neighbouring trailer. This is fire code regulation and any additions placed closer will be subject to removal. Renters must allow a minimum of 3 ft. clearance beside the neighbouring trailer for access. We will not be responsible for any monetary or material loss due to removal of additions, and the renter will be responsible for all removal charges.
25. **TRAILER ABANDONMENT** – A trailer will be deemed abandoned and removed from our property if any of the following applies:
  - a. Renter fails to pay, in full, their fall deposit by the due date, or their spring balance by May 1.
  - b. Management has tried to contact Renter through any contact means provided and is unable to reach them after 30 days.
  - c. Renter has notified management of their abandoning of the property.
26. **TRAILER REMOVAL** – Management reserves the right to remove trailers from lots if one or more of the following applies:
  - a. Renter has not paid, or refuses to pay, fall deposit, current season lot balance, service charges, outstanding fines, municipal taxes, electrical deposits, or electrical bills, or any other outstanding balances in full or has not signed the Seasonal Lot Rental Agreement.
  - b. Renter's trailer has been deemed abandoned.
  - c. Renter fails to, or refuses, to follow the rules and regulations.
  - d. Renter is abusive or presents a danger to other renters, management, or employees of the park.
  - e. Renter's trailer is old and in a state of disrepair.
  - f. Renter refuses to sign lot rental contract.
  - g. Management chooses to not renew contract for the following season at its sole & absolute discretion.
  - h. Trailer owner is renting to a third party.

*Please note: Notices will be distributed as outlined in the seasonal lot rental agreement. Management reserves the right to remove any trailer for any reason. Although we take care in removal, **management is not responsible for any damages resulting in removal.***

27. **TRAILER RENTAL** – Rental of your trailer to a third party is **strictly prohibited and will result in immediate removal.**
28. **TRAILER REPLACEMENT**- Management must approve all new trailers coming into the park.
29. **TRAILER SALES** – No trailers shall be sold on lot without the written permission of the office. All sales and new tenants must be approved by management. We reserve the right to remove all trailers sold without authorization.
30. **TRAILER SEASON** – The Park will be open from May 1<sup>st</sup> through October 31<sup>st</sup>. Renters are prohibited from entering or residing in their trailers during our park closure.
31. **TRAILER SPECIFICATIONS** – All lots are subject to minimum and maximum trailer sizing. No trailers older than (10) years old will not be accepted into the park. Trailers already within our park older than (10) years of age can NOT be sold and remain in the park. Any trailer, regardless of age, that are not maintained at a level satisfactory to management in terms of appearance (cleanliness, structure, tidiness) will be asked to be removed within 30 days of final notice. Park model trailers will be required to be skirted with matching vinyl siding within 30 days of installation. All trailers and additions must be maintained as mobile and may not be installed as permanent fixtures. Please see office for details specific to each lot.

*Notwithstanding the existence of rules and regulations in no circumstances shall McClintock's Trailer Resort be required to enforce them or shall it have any liability to any person or party should the rules and regulations not be followed.*

*These rules and regulations are subject to change at any time. For questions or clarification on any of these rules please feel free to visit us in the office during business hours, or email us at [trailer-resort@mcclintocks.com](mailto:trailer-resort@mcclintocks.com)*