Pine Lodge Seasonal Lease 2021

1. **CAMPING SEASON**: From **May 18, 2021** (8:00 am) – **September 30, 2021** (4:00 pm). Water and Electricity will not be available before or after the specified dates. 6 month lots are open from May 1, 2021 until October 31st, 2021.
    i. Tenants who choose not to renew for 2022 must vacate their lot/cabin By August 31, 2021 without refund or reimbursement for seasonal fees
    ii. daily late penalty of $50 will be applied when the lot is not vacated prior to this date.
    iii. Water service can't be guaranteed until conditions permit.
    iv. Access outside of these dates is restricted between 9:00 am and 4:00 pm.
2. This contract will be updated and renew automatically as of Sept 15, 2021 unless cancelled by the client prior to this date.
    i. If a printed copy of the contract is required to be mailed a fee of $10.00 will be applied to your account.
    ii. FEES & PAYMENT: All Payments are non-refundable and where; the season is suspended, shortened, or altered due to pandemic, act of god, natural disaster, force majeure or for any other reason; payments may be applied to the following season at the discretion of management.
    iii. All fees and charges related to this contract must be paid prior to:
        1. May 1st, 2021 for all payments.
            a. A 3% fee will be added to any payments made by credit.
        2. Methods of payment
            a. Autopay (Rent Cafe Client Portal)
            b. Post Dated Cheques ($25 annual fee)
                1. November 1, 2020 and May 1, 2021
                2. All Cheques will be cashed on the 1st of every month.
                3. These cheques must be submitted by September 15, 2020
            c. EFT/Cash/Debit ($25 annual fee)

    b. In the case of past due accounts or payments
        i. Campground access is limited to customers with accounts in good standing and valid contracts.
        ii. Payments made 15 days after the 1st of each month will have 2% interest applied to the monthly payment.
        iii. NSF cheques are subject to a fee of $50.00

3. REMOVAL & STORAGE: Any client who fails to remain in good standing will have his / her property removed from the site or cabin by management after one written warning. The property will be placed in storage (6 months).

    ii. Written warnings will be emailed to the contact information on file. It is the responsibility of the client to update any contact information.
    iii. Storage is calculated from the day of removal from camping site.
    iv. Management is not responsible for any lost, damaged or discarded property while moving property to storage

    a. Storage rates are $350 per month with no insurance coverage or liability on the part of management. After the 6-month term all personal belongings left on Pine Lodge property may be discarded at the clients cost and without warning.
    b. Removal of trailer and property from a lot by management will result in a moving fee of $1,500.00 which will be added to any outstanding balance and must be paid prior to taking possession of your trailer and property.
4. TERMINATION OF CONTRACT:
    a. Should tenant need to terminate a seasonal contract prior to the end of the season they are responsible for paying the balance before leaving.
    b. Should tenant be asked to leave by management they will be billed for the amount of time used at a premium price. (seasonal weekly rate * number of weeks) * 2
5. HYRDO METERING: Electricity is metered and charged in addition to any site. (where applicable)
    a. Meters can be read the first week of each month. If you wish to know your usage you may submit a maintenance request on their client portal.
    b. Billing for hydro will be sent in January - February with invoice for following season
    c. An annual deposit will be charged with your invoice using your 3 year (or less) average consumption.
6. VISITORS:
    a. A deposit of $5 is due for all visitors prior to entering the campground.
    b. You are responsible for the REGISTRATION and CONDUCT of your visitors.
    c. Visitors must register at the front desk before entering the campground.
    d. All visitor vehicles must be left in the parking lot.
7. SITES:
    a. Properties are to be maintained in a neat and orderly manner.
    b. Any leaves, or other debris must be placed in compostable bags. You must not rake leaves and pine needles behind trailer sites or into the forest. (Fee of $250)
        i. This presents a serious fire hazard and will result in additional fees for clean up
    c. Personal objects, debris or other items must be removed from under cabins, trailers, decks, etc at the end of each year.

d. Sheds and storage must not be larger than 8' x 8' and 8' tall.Sheds and storage must not be larger than 8' x 8' and stand less than 8' tall.
e. Extra tents or accommodation are not allowed on any lots.
f. All Tarps and covers must be removed no later than June 1
g. A physical plan must be submitted to Pine Lodge for all modifications to a site or cabin.
    i. Any work started without a plan will be removed at your expense.
    ii. Decks must be built with new materials
h. All seasonal contracts assume the trailer will be stored on site during the off season. Management assumes no responsibility for your property during this time.
i. Any trees, shrubs, grass, stonework or other physical alterations to a campsite or cabin become the property of the Park Owner and shall not be removed by anyone other than the Park Owner.Any trees, shrubs, grass, stonework or other physical alterations to a campsite or cabin become the property of the management and shall not be removed by anyone other than management.
j. Lawns: Mowing on seasonally contracted sites is to be done with your own maintenance equipment after 9 am Monday to Saturday only.
k. Assistance with grass mowing can be arranged through the lodge for an additional fee.
l. Watering of Grass or Flower beds must be done from Monday to Thursday between 8pm and 9 am. Extra time can be arranged for a limited period through the lodge for new sod or seed.
m. Picnic tables will no longer be provided for seasonally contracted sites or cabins.
    i. Tables can be provided on a seasonal basis for a deposit of $350.

8. GARBAGE DISPOSAL: Due to municipal regulations we will not have recycling. All waste must be in bags purchased from Pine Lodge.
    a. Garbage pick up will be scheduled for Tuesday and Sunday.
    b. Any large items must be paid for before being placed out for pickup (this includes couches, awnings, bbq, tents, gazebos, etc)
    c. Our garbage cans are not for personal garbage. These are intended for cans, bottles, candy wrappers, etc. Please do not use them for your daily garbage.
    d. Garbage placed out without payment will have a fee of $5 applied. After the third time a deposit of $150 must be provided to Pine Lodge to remain in the campground.
9. VEHICLES: Each seasonal site includes a parking permit for one vehicle unless otherwise stated.
    a. Unregistered vehicles parked at a campsite will incur a fee of $5.00 and must be removed immediately upon request. The fee will be added to your account.
    b. Do not exceed 10 km/h in the campground.
    c. No four wheelers, dirt bikes or other recreational vehicles allowed in the campground at any time.
    d. Utility, Vehicle, Boat or other tag along trailers can't be stored on lots or in the parking lot. They must use the storage area during the season.
        i. Fees are $10 per night or $200 per season.
        ii. A storage contract must be signed prior to use.
10. ELECTRONIC GATE: Any damage caused to the gate through the fault of a camper or visitor will be the financial burden of the seasonally contracted tenant.
    a. 2 RFID entry tokens will be provided with each seasonally contracted lot or cabin
    b. The tokens provided for entry are for the sole use of the tenant's vehicle. Any token lent to another guest or tenant will automatically and permanently be disconnected. (every vehicle must have its own token)
    c. Additional tokens can be purchased for immediate family members.
        i. Replacement or additional tokens can be provided for a fee of $10.
    d. Guest vehicles must be left in the parking lot.
11. GOLF CARTS: Any customer who wishes to operate a golf cart within the campground must sign a waiver. By signing this contract, you agree to have a minimum 2-million-dollar liability on your cart. You also agree to release management and property from any and all responsibility for damage or injury resulting from operating a cart.
    a. A fee of $50 per year is required to operate a golf cart in the campground. This fee includes a token for the front gate which is to be used for the golf cart only.
12. FIREWORKS: Are not allowed on the property with the exception of events approved by management. Use of Fireworks may result in your removal from a seasonal contracted lot. (no refund will be provided)
13. FIRES: We are served by a volunteer fire department and local by-laws state that all fires must be contained within a CSA approved outdoor fire places.
    a. Pine Lodge reserves the right to put a fire ban in place. While under fire ban conditions please do not use open flame or torches
    b. Fire places which are in a state of disrepair must be removed from the campground. After one warning they will be removed at your cost
    c. All fire places must have a solid top which cannot be removed, a chimney and a spark arrestor.
    d. No pressure treated wood, garbage or pine needles can be burned in a fireplace.
    e. Please have a hose or bucket of water nearby when having a fire.
    f. Fires must be fully extinguished before being left for the night. (Reoccurring issues will result in the removal of your fire place.)
14. CONDUCT:
    a. Nighttime noise: Quiet hours are 11 pm until 9 am. Please be considerate of your neighbours

b. Daytime noise: Must not be excessive or considered to be disrespectful to neighbours.
c. Children (16 under) must be on their own campsite by 12 am unless accompanied by parents.
d. Inappropriate conduct may result in the immediate termination of your seasonal contract.
e. At no time is amplified or live music allowed in the campground.
f. No personal items may be left on the beach overnight. Any items left will be removed and discarded each morning
g. All watercraft and floating air devices must be tied in the water to the right of the marker or removed from the beach
h. Canoes & Kayaks must be kept on the rack when not in use.
i. No glass bottles or containers are permitted on the beach. Please use plastic or cans.

15. ANIMALS:
    a. Dogs must be accompanied by an individual over the age of 12. The individual responsible must always be able to keep control of the animal .
    b. Dogs must be kept on leashes at all times
    c. Poop and Scoop everywhere, at all times.
    d. Aggressive dogs will not be tolerated in the park.
16. FACILITIES:
    a. Please pay for showers and laundry before use.
    b. Please treat the bathrooms with the same respect you would your own.
    c. Boats must not be left tied to the dock. Boats can be tied to the right of the marker.
    d. By signing this contract, you acknowledge that swimming is not permitted on our property and in so doing you release 9220-0807 QC INC its management and staff from any and all responsibility for damages, injury or other possible risks associated with the water, beach, dock and access to the river.
17. INSURANCE: By signing below you state that you possess insurance coverage for all of your property. You agree to never hold Pine Lodge its staff or management responsible for any damages to person(s), property or belongings while renting a lot or cabin from 9220-0807 Quebec Inc.
18. TRAILERS:
    a. Any camper wishing to sell or transfer his / her trailer must inform management before selling their property. Please note that we do not have to accept the new owner as a tenant.
    b. Any new tenants must provide pictures for a trailer older than 10 years showing it to be in good condition. Trailers deemed by management to be unsuitable will not be allowed on a lot.
    c. Older trailers may be allowed at the discretion of management. A deposit of $500 may be required to reserve a seasonal lot when the trailer is older than 10 years.
    d. At any time and for any reason Pine Lodge can request that trailers currently on a lot be replaced by newer models or that a deposit of $500 be given to remain on a seasonal lot.
    e. Anyone who needs assistance moving or installing a trailer can arrange a time at the office. By signing below you agree that management do not assume any responsibility for liability, damage or other possible costs or fees associated with or resulting from the task of relocating or installing your trailer or personal property.
    f. A seasonally contracted lot must not be left vacant for a period of longer than 21 days. After this period management will assume you have terminated the lease, apply the premium billing and find new tenants.
    g. All fees, or charges must be paid in full before trailers can be removed from any lot.
    h. If you wish to be placed on the waiting list for a lot you must inform Pine Lodge by email with the specific lot number. If you wish to be placed on the waiting list for a transfer to a new lot you must complete the applicant form on the website. Management will use its discretion and has no responsibility to follow the waiting list if it feels so inclined.
    i. All new tenants provide ownership in their name for the trailer being placed on management's property.
19. CABINS:
    a. Smoke Detectors have been installed in all cabins. Tenants are responsible for replacing batteries.
    b. If you have problems or concerns about your cabin please make sure to bring this to our attention as soon as possible. For any maintenance items please submit a request using your tenant portal. Include photos where possible .
    c. Pine Lodge does not replace smoke detector batteries, light bulbs, fuses or propane tanks on seasonally contracted cabins.
        i. Should you misuse fuses Pine Lodge reserves the right to lock your panel and charge $15 to replace blown fuses.
    d. Any third party cabin rentals or guests must arrange their stay through Pine Lodge before the guests intended stay.
        i. A 3rd party contract must be signed prior to stay for any guest with the exception of immediate family.
        ii. A fee of $100 must be paid for any 3rd party contract.
20. FINES: Should a tenant choose not to follow any of the aforementioned rules in this lease a written warning may be given. After which a fine of $25 can be collected on each subsequent infraction.

By signing I have read and agreed to all points on the previous 4 pages of this lease.

«TenantName»
Printed Name (Tenant)

«TenantSignature1»
Signature (Tenant)

«CurrentDate»
Date

Payment Amount

Lot/Cabin #: «UnitNumber»
Seasonal Fee: $«UnitMarketRent»
Activity Fee: $«OtherDeposit1»
Hydro Deposit: $«OtherDeposit2»

Payment Agreement

You can choose any of the following options:

1. I agree to be pay 10% of my seasonal fee on the 1st day of each month from November 1, 2020 until August 1, 2021 using autopay. or;
2. Provide post dated cheques on September 15th which are dated for each month between Nov 1, 2020 & May 1, 2021. or;
3. Make a one time payment prior to November 30, 2020

I acknowledge that by missing a payment I will be charged a $75 administration fee as well as 2% interest on the balance at the time of the missed payment. I am aware that these fees will be placed directly on my balance.