



Name _____

Lot _____

GREEN ACRES (PINE LAKE) LTD

BOX 66, PINE LAKE, ALBERTA T0M 1S0

PHONE: (403) 886-4833 FAX: (403) 886-2250

www.campinggreenacres.com

SEASONAL CONTRACT

BETWEEN: GREEN ACRES (PINE LAKE) LTD. ("The Park")

- and -

("The Guest")

RECITALS:

WHEREAS:

1. The Park is in the business of renting recreational facilities;
2. The Guest wishes to rent certain facilities from the Park;
3. Both parties have a common interest in insuring that all guests have a pleasant stay;

IT IS AGREED THAT:

1. The Park will provide certain facilities at the prices set out in the attached schedule "B".
2. The Park will enforce the Rules set out in the attached schedule "A".
3. The Guest will pay all monies owing to the Park when due.
4. The Guest will abide by all Rules set out in Schedule "A".
5. The Park shall have the unfettered discretion to determine whether the Guest has breached any of the Rules.
6. The Guest agrees that, in the case of a breach of the Rules, the Park may immediately terminate this contract.
7. The Guest may not transfer this contract without the prior written consent of the Park.
8. The Guest shall be legally responsible for all damage to the Park's property caused by the Guest or any visitor of the Guest.
9. The Guest undertakes to carry general liability insurance of at least \$100,000.00 for trailers and \$1,000,000.00 public liability for private docks and to provide proof of such insurance to the Park on demand.
10. The Park shall be legally responsible for all damage to the property of Guests and Guests' visitors caused by the Park and its agents and employees acting within the course of their duties with the Park. The Park will not, however, be responsible for property damage caused by acts of God, acts of the Park's agents and employees falling outside of the course of their employment, or the tortuous or criminal acts of third parties.
11. The Park agrees to recognise the following cycle of seasons:
 - (A) The spring storage season, which runs from April 1 to May 14; and
 - (B) The summer operating season, which runs from May 15 to September 15; and
 - (C) The winter storage season, which runs from September 16 to March 31.
12. (A) Provided that the Guest pays in full for the summer operating season prior to April 1, no fee will be charged for the spring storage season. Note: there will be a \$25.00/day late charge if trailer is not removed promptly if pulling out in the spring.
(B) Winter storage fees of \$500.00 plus G.S.T. are payable by September 1.
13. Should the Guest fail to pay winter storage fees by September 1 or summer parking fees by March 31, the Park, without notice to the Guest, may remove and sell the Guest's recreational vehicle. The sale may be conducted privately. The Park agrees to account to the Guest in respect of the sale proceeds, but is entitled to withhold all reasonable expenses including; unpaid rents, unpaid charges, advertising costs, legal fees and disbursements, G.S.T., sales commission fees, and storage costs.
14. This contract shall take effect once it has been signed by both parties and shall terminate on April 1, 2013, at midnight.

15. The Guest shall indemnify, and save harmless the Park from any and all liabilities, damages, costs, claims, suits or actions resulting from or attributing to:
- (A) Any breach, violation, or non-performance of any covenant, or condition of the Rules and Regulations (Schedule "A") or any agreement in this contract to be preformed by the Guest.
 - (B) Any loss or damage to the Guest's property while such property should be in or about the Park.
 - (C) Any injury to person or persons, including death resulting at any time there from occurring in or about the Park, including, without restricting the generality of the foregoing, any common areas to which the Guest has access, including the swimming pool. The Guest specifically covenants and agrees to indemnify the Park from any and all liabilities, damages, costs, claims, suits or actions resulting from or attributable to the injury to or the death of any member, including minors, of the Guests family or the Guests visitors resulting at any time from the use of the swimming pool. The Guest acknowledges that there is, at no time, any lifeguard on duty and that the Guest is responsible for the supervision and protection of any children including underage children who are visitors of the Guest, while such children are in the pool.
16. The Park has the absolute right to amend the Rules and Regulations (Schedule "A") as it deems reasonable, provided however that the Park provides notice to the Guest of all amendments.

I, (WE) ACKNOWLEDGE THAT I (WE) HAVE READ, UNDERSTOOD, AND AGREE TO BE BOUND BY RULES ON PAGE 1 AND 2 OF SCHEDULE "A" OF THIS CONTRACT.

SIGNED THIS _____ day of _____, 2012.

Signature for GREEN ACRES (PINE LAKE) LTD.

Signature of Guest

Print Name of Guests

Year, Make, and Model of Trailer

Address including postal code

(Trailers must be newer than 10 years from date of entry)

Green Acres Lot Number _____

Home Phone Number

Business or Cell Phone Number

Email Address

PLEASE RETURN SIGNED AND COMPLETED IN FULL

To comply with the Alberta Privacy Legislation, I hereby allow the campground staff to disclose information to those inquiring about myself, family, or friends in relation to the campground.

Schedule B

Sites	Amount	G.S.T.	Rate Paid by CC	Rate Paid by Cash/Check	BALANCE DUE
1-66 50 AMP Metered Sites	\$3360.00 plus \$200.00 power deposit	\$178.00	\$3887.52	\$3738.00	
100-155 30 AMP Metered Sites	\$3150.00 plus \$200.00 power deposit	\$167.50	\$3658.20	\$3517.50	
160-171 30 AMP Sites	\$2940.00	\$147.00	\$3210.48	\$3087.00	
200-238 30 AMP Metered Sites	\$2835.00 plus \$200.00 power deposit	\$151.75	\$3314.22	\$3186.75	
241-258 30 AMP Metered Sites	\$2940.00 plus \$200.00 power deposit	\$157.00	\$3428.88	\$3297.00	
300-308 30 AMP Metered Sites	\$3150.00 plus \$200.00 power deposit	\$167.50	\$3658.20	\$3517.50	
310-329 30 AMP Sites	\$2940.00	\$147.00	\$3210.48	\$3087.00	
330-340 30 AMP Metered Sites	\$3045.00 plus \$200.00 power deposit	\$162.25	\$3543.54	\$3407.25	
343-359 30 AMP Sites	\$2835.00	\$141.75	\$3095.82	\$2976.75	
360-369 50 AMP Metered Sites	\$2940.00 plus \$200.00 power deposit	\$157.00	\$3428.88	\$3297.00	
371-388 30 AMP Sites	\$2835.00	\$141.75	\$3095.82	\$2976.75	
401-429 30 AMP Sites	\$2940.00	\$147.00	\$3210.48	\$3087.00	
432-479 30 AMP Sites	\$2835.00	\$141.75	\$3095.82	\$2976.75	
500-519 30 AMP Sites	\$2940.00	\$147.00	\$3210.48	\$3087.00	
520-541 50 AMP Metered Sites	\$3360.00 plus \$200.00 power deposit	\$178.00	\$3887.52	\$3738.00	
615-636 30 AMP Sites	\$3150.00	\$157.50	\$3439.80	\$3307.50	

Golf Carts	\$420.00	\$21.00	\$458.64	\$441.00	
All Private Boats Includes Each Jet Ski	\$945.00	\$47.25	\$1031.94	\$992.25	
Boat Lifts	\$420.00	\$21.00	\$458.64	\$441.00	
Extra Fridge or Freezer (un-metered sites only)	\$105.00	\$5.25	\$114.66	\$110.25	

SUBTOTAL _____

LESS PREPAID FALL DEPOSIT OF \$525.00 (if paid by April 1, 2012)

TOTAL PAID



PRIVATE BOAT REGISTRATION INFORMATION

Please provide the following information:

Make _____
 Year _____
 Length _____
 Trailer Make & Model _____

Model _____
 Color _____
 Horse power _____
 Owner's Name _____

AUTOMOBILE PASSES

Please include a list of the immediate family members (yourself, parents, grandparents, your children & grandchildren ONLY) who will require a gate pass for the season.

Name	Relationship to Seasonal	License Plate Number
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Please stop at the registration office when entering the Park for the first time with a registered vehicle, after May 15th, 2012. At that time, you will be provided with an individual gate code, as well as, a gate pass, or a new sticker for your pass. Please be sure that your gate pass is visible in your windshield at all times while in the Park.

GREEN ACRES RULES & REGULATIONS

SCHEDULE A

1. ADVERTISING AND SALE:

For Sale" signs are not permitted within the Park, nor shall the Park's name be used in connection with any advertisements for sale. The Park does not permit trailers to be sold on site.

2. BOAT DOCKS AND BEACH:

NO WAKE ZONE IS IN EFFECT NEAR ALL DOCKS AND SWIMMING AREAS.

- (A) Adults must accompany children when on docks.
- (B) Boat docks used at your own risk.
- (C) The installation of boatlifts, boat stalls (or alterations of boat stalls) or private docks without the prior permission of the Park is prohibited. Only new or manufactured boatlifts are permitted, with prior permission from the Park. Insurance of \$1,000,000.00 Public Liability must be maintained on private docks and proof of such must be posted at the entrance to the dock.
- (D) The parking of boats on the beach is prohibited.
- (E) Boats and boat trailers must be parked in one of the designated parking areas.
- (F) Parking of boats or boat trailers is prohibited on trailer sites.
- (G) Boats are permitted ONLY if they have been registered and paid for on a seasonal basis. Exceptions will not be made for overnight, weekly, or monthly use.**

3. CURFEW:

- (A) All persons under the age of 18 years must confine themselves to their parking site after midnight. When minors are staying overnight in the Park, Guest supervision is required.
- (B) Parents and guardians are responsible for the minors in their care.

4. DAMAGED LOT:

Site holder is responsible for all damages incurred on their lot, including but not limited to, damage done to grass through spinning tires, or heavy tow vehicles, as well as damaged pedestals or sewer pipes which are struck in the move in or out process. This damage must be reported and replaced as soon as possible following the incident.

5. ENTRY AND USE OF FACILITIES:

The Park reserves the right to:

- (A) Determine who may and who may not enter the Park;
- (B) Control who may use which facilities;
- (C) Eject any Guests or visitors who, in the opinion of the Park, are undesirable.
- (D) If a gate code is given out to a visitor, the Guest will have their gate code privileges revoked.

6. FIRES:

Fires are permitted, provided that:

- (A) They are contained in a portable fire-safe container.
- (B) The container is stored next to the recreational vehicle when not in use.
- (C) Care is taken to avoid scorching or otherwise damaging the grass.

7. GASOLINE STORAGE:

Provincial fire regulations prohibit guests from storing gasoline anywhere in the Park. This includes farm-type slip tanks.

8. GATE:

- (A) For security purposes, the Park is equipped with a gate. The gate is locked each night at 11:00 PM.
- (B) **Visitors are not permitted after 11:00 PM.** Guests returning to the Park after 11:00 PM are required to enter the Park on foot.

9. GOLF CARTS:

There will be a \$420.00 plus G.S.T. fee for the use of a golf cart within the Park. Proof of insurance including liability coverage is required prior to use within the Park. The use of golf carts must be restricted to Park roads, and are not permitted after 11:00 P.M. A valid driver's license is required to operate a golf cart. The number of persons on a golf cart must be limited to the seating capacity.

10. GUESTS AND VISITORS:

- (A) The term "Guest", as used in the contract and these rules, includes: the party signing the contract and members of that Party's nuclear family.
- (B) "Nuclear family" includes: grandparents, parents, and children, provided that these persons are registered with the Park. Sons, daughters, grandparents and grandchildren must be registered if they are in the Park.
- (C) "Visitors" are persons who attend the Park to visit Guests.
- (D) A Guest must register both day visitors (on foot and in vehicles) and overnight visitors at the Park office, and must pay standard fees in accordance with set rates.
- (E) Day visitors must leave the Park by 11:00 PM each day.**

11. MOTORIZED PERSONAL VEHICLES:

Mini-bikes, all-terrain vehicles, quads, trikes, argos, etc. are not permitted to be operated within the Park. This includes children's battery powered scooters, as they are not street legal.

12. NOISE:

- (A) Quiet time is from 11:00 PM to 8:00 am.
- (B) Guests are required to keep noise to a level that will not disturb other users of the Park at all times. Violation will result in removal of trailer from site.
- (C) Vehicles are not to be driven throughout the Park after 11:00 P.M.

13. PARKING SITE:

- (A) Plastic Rubbermaid style storage containers (2 only) are permitted on a site. The dimensions of the containers will not exceed six feet high, four feet wide, and three feet in depth.
- (B) Decks or privacy fences may be constructed **ONLY** with the Park's permission. The Park's policy is to permit only poured concrete decks measuring 10' x 24'. Privacy fence at back of deck must be only white lattice, 10 feet wide by 6 feet high. The front of the deck may have 10 foot wide by 3 foot high glass fencing. Once constructed, the deck or fence becomes the property of the Park.
- (C) In addition to the recreational vehicle, only two passenger vehicles may be parked at the site at any time.
- (D) No Arizona rooms are permitted.
- (E) Boats are not permitted on the RV parking site.**
- (F) The parking site is to be kept in a neat and clean state; this includes mowing the lawn areas around the site.
- (G) Clotheslines are not permitted, nor shall laundry be hung up outside the recreational vehicle.
- (H) Only one Recreational Vehicle may be parked on site. Additional sleeping units including tents are not permitted.

14. PETS:

- (A) When outside the recreational vehicle, pets must be attended and leashed at all times. At no time may pets run loose in the Park.
- (B) Pets are not permitted in washrooms, the coffee shop or porch, the Laundromat, the beach area, or any playground areas.
- (C) Noisy, unruly, or dangerous pets will not be permitted to remain in the Park.
- (D) Clean up after your pet at all times. \$50.00 will be charged for the first incident, the second incident will require the removal of your pet.
- (E) All NEW Guests are permitted one dog on their site, unless otherwise approved by management.**

15. REMOVAL OF RECREATIONAL VEHICLE:

- (A) In the absence of notice to the contrary, the Park is entitled to assume that the removal of a Guest's recreational vehicle amounts to an abandonment of the parking site and a termination of the contract by the Guest. If the Guest doesn't intend to terminate the contract, care should be taken to advise the Park of the Guest's true intentions. Guests are not permitted to substitute one recreational vehicle for another without the prior written consent of the Park. Such consent, however, will not be unreasonably withheld.
- (B) Guests who do not pay the fall deposit MUST remove their trailer by September 15.**
- (C) Guests who are pulling out in the spring must have their trailer removed by April 1. A late fee of \$25.00 per day will be charged after this date.**

16. SEWER HOOK-UPS:

All sewer hook-ups must be watertight to meet health codes.

17. SWIMMING POOL:

- (A) There is no lifeguard on duty. Swimming is at your own risk.
- (B) An adult must accompany all children under the age of 14.
- (C) Please note posted swimming pool rules.
- (D) There is no day use for the swimming pool. Only Guests and paid visitors are permitted the use of the swimming pool.

18. STORAGE:

Storage of any other trailer/vehicle/boat, etc. other than the trailer or boat that is already registered is only permitted with prior permission from the Park and will be charged a \$500.00 plus G.S.T. winter storage fee per unit.

19. TRAFFIC:

The speed limit in the Park is 15 km/hour. Pedestrians have the right of way at all times. Repeated violation will be deemed sufficient cause for the Park to deny any Guest the privilege of operating a motor vehicle within the Park.

20. TRASH:

- (A) Containers are provided at the entrance of the Park.
- (B) Metal, wood, BBQ's, beds and mattresses are not permitted in the dumpsters.**
- (C) Provincial Landfills are continually limiting the amounts and types of waste, requiring that all of us recycle whenever possible. Your cooperation is appreciated.
- (D) Crush all cardboard boxes before putting them into Recycle Bins.