

Cedar Cove Resort Policies and Rules – Page 1

Revised Feb 16, 2019

These rules are in place to ensure the well being of all guests in the Resort and the preservation of the environment at Cedar Cove Resort

GENERAL

ANIMALS: Cedar Cove does not encourage feeding wild animals

BICYCLES: Bicycle riders under age 12 are to wear helmets.

BURNING: Burning brush, grass, dead leaves & construction waste is a fire hazard and is not permitted.

CAMPFIRES: See "Burning" and "Fires".

CURFEW: Youths under the age of 19 and other persons who are not the Principal Occupants of a site, cottage or RV are to be under the direct supervision of the Principal Occupants between the hours 11:00 pm (midnight on Saturday) and 7 am.

DAMAGE: Users are to pay the cost of damage to Resort facilities or equipment that is caused by them, members of their group or their pets.

DUMPSTERS: Dumpsters and Recycle bins are located just west of the maintenance shed. See also "Garbage".

FIRES: Burning only allowed from May 1st up to and including Thanksgiving weekend. Guests must have a full 5 gallon pail of water, at the ready, to extinguish the fire if necessary. Camp-fires (including barbecue fires) must be kept small (flames less than 30" wide and 20" high) and at least 10 feet away from buildings, underground service lines and trees. Fires must be COMPLETELY extinguished before being left unattended. When lit, there is to be a pail of water on hand.

FIRE ARMS: Except for hunters staying in Resort cottages or RV's, guns including pellet guns, paint ball guns air pistols are not permitted on Cedar Cove Resort property. Hunting and/or shooting is not permitted anywhere on Resort property.

FIRE BAN: During a fire ban there are ABSOLUTELY NO fires permitted at any time.

FIRE EXTINGUISHERS: Fire extinguishers are located in each cottage or RV, the store, the marina and the restaurant. Every trailer brought into the Resort is to be equipped with an approved fire extinguisher.

FIREPIT: Disposal of tinfoil, cans or glass is strictly prohibited in fire pits. Ashes are not to be disposed of in dumpsters or surrounding forests.

FIREWOOD: Fire wood must be purchased from Cedar Cove. Bags are available at the store, and face cords can be ordered. Resort trees and shrubs are not to be cut down or damaged.

FIREWORKS: Fireworks and firecrackers are not allowed on Resort property.

FIRST AID: First aid is the responsibility of guests. In emergencies there are First Aid supplies at the Swimming Pool, Marina and Store.

FISH CLEANING: Fish remains are to be wrapped and put in the freezer, located in the "Fish Shack". We encourage all our guests to use the "Fish Shack" (fish cleaning station) located near the Marina.

GARBAGE: Garbage is to be put in plastic bags and placed in a dumpster. Cardboard, glass, and plastic is to be separated and placed in the appropriate compartment of the recycle bin. Propane cylinders, ashes, and construction material are NOT to be put in the dumpsters. Large household items such as sofas, BBQ's, Fridges etc. are NOT to be disposed of at Cedar Cove Bins, and remain the responsibility of the guest to dispose of elsewhere.

GATES: The 2 Principle Occupants each have a 24/7 access key fob. Key fobs will be activated at the beginning of the season, and de-activated at the end of the season. These key fobs are NOT to be shared with eligible family members or visitors. Eligible family members must obtain their own key fob; upon arrival, key fobs will be activated at each visit. Visitors must obtain and key fob for each visit. A \$5.00 refundable deposit is required for all key fobs.

INSURANCE: Cedar Cove does not insure the property of its guests. Guests are responsible for INSURANCE of their own possessions. Cedar Cove is part of Lot 20, Concession X, (Darling) Township of Lanark Highlands, with the nearest fire station being 8km from Cedar Cove Resort.

LIABILITY: The owners and staff of Cedar Cove Resort do not accept liability for injury of any kind resulting from the use of the grounds and facilities of the Resort, nor do they accept responsibility for the damage or loss of any personal property brought into the Resort. See also "Injury" and "Insurance".

MOTOR VEHICLES: Only licensed and insured vehicles operated by licensed drivers are permitted on Resort property. Mopeds, mini-bikes, 3 & 4 wheel ATV's and motorcycles are not to be used for transportation within the Resort. See also "Speed Limit".

NOISE: Loud noise is not permitted at any time. Sound systems are to be controlled so as not to disturb others. Power tools may only be used for short periods of time and never before 10 am or after 5 pm or on Sundays. See also "Quiet Hours", "Radios", "Chain Saws" and "Power Tools".

PARENTS/GUARDIANS: Parents/guardians are responsible for the supervision of their children.



ALCOHOL/ CANNABIS: Are NOT to be taken off your site.

You are NOT permitted to walk around with open Alcohol or Cannabis. **Growing Cannabis on or around Cedar Cove property is STRICTLY PROHIBITED.**

PAYMENTS: Cedar Cove accepts cash, Interac, Visa or Mastercard. Seasonal site payments may be paid by cash, interact, personal cheque or pre-authorized payments. There is a \$50 charge for cheques or pre-authorized payments returned by a Bank. Unless otherwise arranged, all rental payments are to be made in advance. Three percent (3%) interest or \$3.00, whichever is greater, is added to accounts on the day after a payment becomes due and monthly thereafter. It is the customer's responsibility to ensure that their seasonal account is current and up to date. Trailers, boats and motors brought into the Resort are not to be removed until all charges have been paid.

POWER TOOLS: See "Noise".

PRINCIPAL OCCUPANTS: Principal Occupants are one or more persons approved by the Resort manager who have jointly rented a site, cottage or RV (usually parents or guardians) and are jointly responsible for paying rental charges for the site, cottage or RV, for supervising other persons occupying the site, cottage or RV and for the safe care of items rented to them. One Principal Occupant must be present at all times if there are visitors or eligible family members present.

PROPANE: Only regulation propane cylinders having a capacity of 40 pounds or less are permitted. Propane cylinders must be securely mounted on trailers or barbecues.

QUIET HOURS: Quiet hours are from 11 pm to 9 am each night except Saturday night when they are from midnight to 10 am. See also "Noise".

SAFETY: Safety is everyone's responsibility. We have gates in place to help control entry into the park.

SALE OF TRAILERS OR BOATS: Trailers and boats are not to be sold or advertised for sale while located on Resort property or docked at one of its docks unless the Resort acts as the sales agent. Trailer Must be 15 years or younger to be resold in the park.

SALES WITHIN RESORT: No person is to sell, rent, or offer to sell or rent any goods or services; including RV's & boats parked on Resort property or docked at one of its docks unless the Resort acts as the sales agent. (8% commission fee applicable) or has given the vendor permission to do so.

SANITARY NAPKINS: Do not use toilets to dispose of feminine hygiene products.

SERVICE INTERRUPTIONS: Occasionally there may be interruptions in Resort water, sewer or electrical services. Such problems are corrected as quickly as possible. There are no adjustments in rents because of such interruptions.

SEWAGE: Sewage, including grey water is not to be discharged on to the ground. Such items as sanitary napkins, diapers & chemical disinfectants are not to be put in the Resort sewage system.

SPEED LIMIT: The Resort speed limit is 15 km/h.

SUBLETTING: Trailer & tent sites, cottages, RV's and dock slips are not to be sublet or loaned to others.

SWIMMING POOL: When no lifeguard is on duty, a sign is posted. The rules for the use of the swimming pool are posted at the pool. All children UNDER the age of 12 MUST be accompanied by and adult.

TAXES: All taxes or fees imposed by governments or utility companies are added to customer accounts even if the tax or fee is announced after initial registration.

TERMINATION: Use of a trailer site, cottage or RV may be terminated by Cedar Cove Resort for persistent late payment of fees and for breach of any condition in the Rental terms and Conditions or Licence of Occupation. If use is terminated, "Cancellation" rates apply.

UTILITY TRAILERS: See "Boat trailers".

VISITORS: Seasonal guests are to notify us beforehand that they are expecting visitors; via phone, in person, or vacation@cedarcove.ca. Day visitors are to leave the Resort before reception closes. Check-out time for overnight guests is 12pm the next day. Additional charges are applied for day / overnight visitors; please refer to the "Long Term" brochure for the complete list of rates. Unauthorized overnight visitors **including the adult children** of the Principal Occupants of a site, cottage or RV are not to stay in the Resort unless accompanied by the Principal Occupants. Seasonal site visitors that wish to park their vehicle on the site, must pay a \$5.00 key fob deposit upon check-in, and will be refunded upon their check-out.

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TENT AND TRAILER SITES

ACCESS: Trailers, sheds, decks, etc. are to be placed on sites so as to allow trailers on adjacent sites to be moved on or off sites.

ADD-A-ROOMS: Home built trailer add-a-rooms and porches are NOT permitted. Factory built, soft-top screen porches are permitted on most but not all sites. Certain hard-top screen porches and patio enclosures are permitted if purchased through Cedar Cove Resort.

CHAIN SAWS: Guests must sign a waiver prior to operating a chainsaw on resort property. Form is available in the Reception.

COMPOST: Dead leaves, grass and other vegetation is to be placed at the leaf pile located just north of site F30.

DECKS: With the consent of the Resort management, decks built of solid wood or plywood, are permitted on most seasonal sites.

ELECTRICAL LINES: Most electrical lines are buried. Guests are to obtain the consent of the Resort management before altering their sites.

FENCES: Fences around sites are not permitted.

FIREWOOD: Firewood stockpiles on sites are not to be larger than 16" x 8' x 4' and must be purchased from the Resort.

FLORIDA ROOMS: See "Add-A-Rooms".

LAWNS, LEAVES, GRASS AND VEGETATION: Seasonal guests are responsible for maintaining their sites. Management will resume task at occupants' cost.

PETS: Quiet, gentle pets are allowed on trailer & tent sites. These pets are not permitted on the beach or on the lodge decks (except for designated "Dog Beach". See map.). Pets must be kept on leashes and pet owners must "pick up" after them. Pets must never be left unattended on a site or in a trailer while the owner is away.

PRE-AUTHORIZED DEBITS (PAPs): Seasonal fees may be paid by Pre-Authorized Payments.

RESTRICTED ITEMS: Certain items may only be brought into the Park if purchased from Cedar Cove Resort or from approved suppliers. See also "Add-a-rooms" and "Sheds" and "Firewood". For the current list of Restricted Items refer to the Current Long-Term Rate Brochure.

SHEDS: With the prior consent from Resort management, one commercially built shed may be placed on a seasonal site provided that the shed is in good condition and is erected so as not to block the view of neighbouring guests. Shed over 48 sq. ft. in size or built of wood must be purchased from Cedar Cove Resort.

SKIRTING: Only professionally made skirting or lattice is to be used to skirt trailers.

SITE LANDSCAPING AND IMPROVEMENTS: Guests are encouraged to improve their sites by planting trees, shrubs and flowers. Major alterations are not to be made to sites without the prior consent from Resort management. Trailer sites are to be left in as good or better condition when vacated as they were when first rented.

SITES: Only one family unit occupying one tent or trailer may occupy one tent or trailer site. Tents **may** be temporarily allowed on a seasonal guests site, but you **must obtain permission from Resort Management first**, and a tent site fee will apply per night **if approved**. A **\$100 charge** will apply to any site that has an unauthorized tent.

TRAILERS: Trailers brought into the Resort to be placed on a seasonal site are to be in good condition, not over the size or age limit for the site rented and not more than five years old. All park model trailers must be purchased from Cedar Cove Resort.

TREES AND SHRUBS: Trees and shrubs, dead or alive, are not to be cut down or damaged. Nails and screws are not to be put in trees. We do not encourage the use of clothes lines, as they can damage trees.

WASHERS & DRYERS: Are not permitted on seasonal sites. Washers & dryers are located at the main washhouse.

WATER SERVICE: Subject to weather conditions water service is turned on the first of May and turned off after the Thanksgiving Weekend in October. Hoses are not to be used to water grass or wash vehicles.

WINTER STORAGE: During the off season a registered trailer, a deck, a shed, a small wood pile (and a boat and boat trailer if the storage fee has been paid) may be left on seasonally rented trailer sites, or an approved alternate location.

MARINA & WATERFRONT

BEACH: The beach, including diving raft and cribbed swimming area, is unsupervised. Persons use the beach at their own risk. **Camp-fires, alcoholic beverages, cannabis, glass, boats and pets are not permitted on the beach.** The beach is closed between 10 pm and 8 am.

BOATS: Boats are not to be left on the shore or on trailer sites.

BOAT & UTILITY TRAILERS: Resort registered and provincially licensed boat or utility trailers are to be stored in designated areas. They must not be left on trailer sites or near cottages during the summer.

DOCKS: Swimming, tubing, water skiing are not permitted from or near docks. Fishing is allowed only from the X & Y set of docks nearest the marina. Dock renters must provide their own bumpers and ties for securing their boats to docks.

DOCKING: Boats are to be docked only at assigned slips. Improperly docked boats may be moved at the owner's risk and expense.

PERSONAL WATER CRAFT: Cedar Cove allows launching & docking of PWCs if owners and operators agree not to operate PWCs at speeds in excess of 5 kph within 100 feet of the shore or Resort docks.

SHORE: See "Docks" and Waterfront".

WATER SKIING: Water skiing is not permitted from or near docks, in front of the marina or the swimming area.

WATERFRONT: Trees & shrubs within 10 metres of the waterfront are NOT to be cut down or trimmed.

COTTAGES & RV's

GARBAGE: When checking-out, bagged garbage is to be disposed of at the dumpsters provided at the Maintenance shed.

WOOD FIREPLACES: The doors of cottage fireplaces must be closed at night or when the fire is left unattended. Large amounts of paper should not be burned in the fireplace. Fireplace ashes are removed by Resort staff.

PETS: Pets are only permitted in or around cottages 7, 9, 10, RVE29.

SMOKE DETECTORS: All cottages are equipped with smoke detectors. They must not be damaged or disconnected.

SMOKING: Smoking is **NOT** permitted in any cottages and RV's.

VISITORS & GUESTS: **Rental rates are based on 4 people (all ages), with the exception of Cottage 9 (8 people), occupying the facility for the rental period. Any extra visitors to the cottage are subject to fees as outlined on the "short term rental" brochure. All guests must be registered.**