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## INFORMATION AND RATES

# LONG TERM RENTAL SITES & DOCKS

### DIRECTIONS TO CEDAR COVE

From OTTAWA take the Queensway/Highway 417 west to Pakenham turn off Exit 169. Turn left on County Road 20, cross stone bridge & turn left again. Turn right at Francis Fuel. Follow signs to Cedar Cove.

From RENFREW & ARNPRIOR take County roads to White Lake Village. Follow signs to Cedar Cove.

From TORONTO, KINGSTON, SMITHS FALLS & CARLETON PLACE take Highway 401, Highway 15 & County Road 29 to Pakenham. Turn left at Francis Fuel. Follow signs to Cedar Cove.

DO NOT USE CALIFORNIA ROAD AS ACCESS TO CEDAR COVE

Arnprior	- 30 km	Pakenham	- 27 km
Renfrew	- 34 km	Ottawa (center)-	75 km
Montreal	- 270 km	Kingston	- 165 km
Toronto	- 430 km	Carleton Place	- 50 km

This Brochure replaces all previous Seasonal Rate Brochures issued by Cedar Cove Resort

March 31 2018: This brochure replaces all previous rate brochures issued by C.C.R

## CEDAR COVE RESORT

“Your Valley Vacation Village”

On Beautiful White Lake

- 276 Full Service Seasonal Trailer Sites
- 24 Full Service and Pull-Thru Tourist Sites
- Year-round Cottages with Fireplaces
- 130 Dock Slips
- Rental Boats, Canoes, Kayaks, & Pedal Boats
- Licensed Dining Lounge
- Three Volleyball Courts - Basketball Court
- Ball Diamond - Four Horseshoe Pits
- Two Children's Playgrounds
- Child Friendly Sandy Beach
- 4,000 Foot Lakeside Walking Trail
- 6,000 Foot Forest Walking Trail

## CEDAR COVE ANNUAL EVENTS-

During Peak Season (End of June – Labour Day Monday)

- In House "Family Bingo" - Saturdays
- Bass Derby
- “Canada Day” & Fireworks
- Kid's Fish Derby & Super Hero Day
- Flea Market & Wild West Weekend
- Fear Factor & Seasonal Guest Golf Tourney
- Long Weekend Luau & Swim across the Bay
- Psychedelic 60's & Seasonal Guest Volleyball Tournament
- Pirate Days
- Annual Corn Roast & Cedar Cove Idol Fear Factor
- Halloween at Cedar Cove
- Long Weekends: July, August and September
- Bocce Ball Tournaments on long weekends.
- All are subject to change – check web site for dates

## CEDAR COVE SWIMMING POOL

From June 1 to Labour Day

The swimming pool is usually open from 10:30am to 8pm. Adult-only swim periods are from 12 noon to 1pm & 5pm to 6pm 7 days a week. A lifeguard is on duty during most non-adult swim periods.

### PARK AMENITIES:

- Groceries, Newspapers, Ice & Firewood
- Security Gates
- Heated In ground Swimming Pool
- Showers and Laundry Facilities
- Garbage, Recycling, & Compost Facilities
- Outdoor Pavilion
- Gasoline, Oil, & Propane
- Boat Launch & Boat/Canoe/Kayak Rentals
- Bait and Tackle
- Fishing and Hunting Licenses
- Fire and Snowmobile Permits
- Pet Friendly

Daily Rec Activities for the Kids in Peak Season

**Store and The Lakeside Grill**

Store open in Peak Season

The Lakeside Grill is closed Tuesdays and Wednesdays

## RENTAL TERMS & CONDITIONS

- a. A TRAILER (RV) when first placed on a seasonally rented site must be NEW, not more than 5 years old (based on availability of sites) & registered in the name of the person bringing it into Cedar Cove. Tents, converted buses and truck campers are not to be placed on seasonally-rented sites. An RV must be maintained in excellent condition. An RV with no rust, water leaks, wood rot, exterior damage, or defective plumbing, appliances and fixtures is considered well maintained.
- b. All seasonal guests at Cedar Cove MUST have a permanent address outside of the Resort unless otherwise approved by Cedar Cove Resort.
- c. All trailers in the Resort must be registered in the name of the guest leasing the site.
- d. Users of Resort facilities and equipment agree to HOLD HARMLESS the Owners & Staff of Cedar Cove for injury of any kind resulting from the use of the grounds or facilities of the Resort OR for loss or damage of personal property brought into the Resort or docked at a Resort dock.
- e. Guests are responsible for INSURANCE for their own possessions. Cedar Cove is Part of Lot 20, Concession X (Darling) Township of Lanark Highlands, The nearest fire station is 8 km from Cedar Cove Resort.
- f. Rental TERMS & CONDITIONS are listed in this brochure and in Resort Registration Forms, including the License of Occupation form. At least one of the Principal Occupants of a Site must be present when visitors or other family members are using the site.
- g. TAXES & other charges imposed by governments or utility companies are added to accounts even if a charge is announced after initial registration.
- h. Seasonal fees may be paid by CHEQUE, CASH, PRE-AUTHORIZED DEBIT OR INTERAC without surcharge. Other charges may be paid by Cash, Interac, Visa, or MasterCard.
- i. WEEKLY & DAILY RATES apply when a site/dock slip is rented for less than a full season.
- j. SITE LANDSCAPING is encouraged. Top-soil, sod, gravel & patio stones may be purchased from Cedar Cove.
- k. LOUD NOISE is not permitted anytime. QUIET HOURS are from 11pm (Midnight on Saturdays) to 9am (10am on Sundays).
- l. CURFEW: All guests must be on a site at the prescribed time. Youths under the age of 19 & other persons who are not the Principal Occupants of a site are to be under the direct supervision of the Principal Occupants between the hours 11pm (midnight on Saturday) and 7am.
- m. NO PERSON IS TO SELL, RENT OR OFFER TO SELL OR RENT any goods or services including RVs & boats parked on Resort property or docked at a Resort dock unless Cedar Cove Resort is the sales agent (8% Commission fee applicable) or has given the vendor permission to do so.
- n. Open alcohol is not permitted off your site..

## BASIC SEASONAL SITE FEES

Seasonal Site Fees Start at \$2,388 + HST

Or about \$225.00/month if paid by 12 Pre-Authorized Debits (PADs) starting October 20<sup>th</sup>.

### THE BASIC FEE INCLUDES

- Use of assigned site during part or all of the season beginning *May 1<sup>st</sup> & ending September 30<sup>th</sup>* by a registered group of 1 or 2 persons over age 18 (The **Principal Occupants**, who are usually the parents of a family) & up to 4 **DEPENDENT** persons ages 5 to 17 occupying one approved trailer, plus an authorized shed, deck, screen porch & picnic table. **At least one Principal Occupant must be present when site is being used. All guests and eligible family members must be registered prior to visit.**
- Storage & occasional use of the site during part or all of the off-season between *Oct. 1<sup>st</sup> & April 30<sup>th</sup>* of the trailer, plus an authorized shed, deck, screen porch & picnic table. All other items stored, on sites, during off-season are subject to predetermined storage fees.
- Placement by guest of an authorized shed & deck on assigned site. (Second refrigerators must be placed in a shed.)
- Water, metered electrical (usually 30 amperes) & sewage services to the site.
- Placement by guest of an authorized soft roof screen porch on the trailer or placement by guest of a fixed roof screen porch/Florida room on the trailer. Fixed roof screen porches or Florida rooms **MUST** be purchased from C. They are allowed on most but not all seasonal sites.
- Parking of TWO cars on the site, where possible. Parking for an additional car elsewhere in the Resort when two vehicles do not fit on the site.
- Cedar Cove reserves the right of **reasonable** access to sites.
- CEDAR COVE RESORT IS A GATED FACILITY.** A deposit of \$5.00 per key fob allows access to the Park for each principal occupant (maximum of 2). A \$5.00 deposit is required from all eligible family members (that drive) per key fob, to gain entry into the Park. This is a refundable deposit.

### SEASONAL SITE RENEWAL

All seasonal sites must be renewed, **in person**, prior to Labour Day each year, with appropriate payment. A late registration fee of \$50.00 will apply. Notice of non-renewal must be made prior to Labour Day & all personal property must be removed from the Resort & site restored by Sept. 30<sup>th</sup>.

### SECURITY DEPOSIT

A deposit of \$750 is due when a seasonal site is first rented. This deposit is refunded when the site is vacated if the site is left clean and all fees have been paid.

## PAYMENT OPTIONS & DISCOUNTS

### A. ADVANCE PAYMENT OPTION:

Pay a minimum of 1/3 or \$700 (whichever is greater) of the seasonal fees, at the time of registration. Pay the balance by 2 post-dated cheques dated January 1<sup>st</sup> and April 30<sup>th</sup>. No discount offered with this payment method.

### B. MONTHLY PAYMENT OPTION:

Make 12 payments by "Pre-Authorized Debits" (PAD) directly from your bank account. Pre-authorized payments start October 20<sup>th</sup> and finish September 20<sup>th</sup>. No discount available on this payment method.

### C. EARLY FULL PAYMENT:

Early payment discount based on the date full payment is made. Discounts begin May 1<sup>st</sup> of each calendar year.

## CANCELLATION POLICY

**SITES/DOCK SLIPS** left vacant (no RV/boat on the site/dock slip) for 21 days OR where payments are more than 60 days in arrears are deemed to be cancelled unless other arrangements are agreed to in advance.

SITES: -\$ 600  
PLUS 1% per day of full season site fee.  
DOCKS: - \$ 50  
PLUS 1% per day of full season dock fee.

## LATE PAYMENT FEES

- Any payment not honored by Bank:** \$ 50
- Late Registration Fee** \$ 50
- Late payment charges:**  
Greater of \$3 or 3% of amount owing on the day after an amount becomes due and on 1<sup>st</sup> of each month thereafter.

## CEDAR COVE RESORT

Is the Exclusive Provider of:

- All Hard/Soft Top Patio Enclosures and Florida Rooms
- All wood framed sheds.
- All new trailers unless authorized by Cedar Cove Resort.
- All Northlander trailers.

### OTHER FEES

- Electricity: Meters read June 30<sup>th</sup> & Sept 1<sup>st</sup> \$0.30/kWh
- Use of Resort equipment to move RV's:  
. with one operator: \$ 78/hr  
. with one operator & assistant: \$ 104/hr
- Work by Resort staff:  
+ supplies - 1/2 hour min. \$ 42/person/hr

Other fees continued.....

- Charge for load of gravel/dirt \$48
- Winterizing RVs in sequence: \$ 98
- Winterizing trailers with (flush Toilets) \$ 108
- Winterizing Trailers with Two toilets/Outside Kitchens \$ 138
- Off-Season Storage on a Site:  
. Canoe or kayak: \$ 46/season  
. Boat not on trailer under 17': \$ 65/season  
. Boat under 17' on a trailer: \$ 125/season  
. Boat over 16' on a trailer: \$ 150/season  
. Golf Carts on site \$ 98/season  
. Golf Cart off site Quote
- Summer season dock slip:  
. Canoe/kayak rack: \$ 50/season  
. 16 foot regular single slip: \$ 329/season  
. 16 foot (10' wide) single slip: \$ 359/season  
. Half lake end slip: \$ 269/season  
. Full lake end slip: \$ 399/season  
. Shore-side slip: \$ 149/season
- Summer storage in storage areas:  
. Boat or utility trailer etc. \$ 55/season
- Refundable Key Fob Deposit \$5.00/Each
- patio stones \$10.00/Each
- concrete blocks \$ 7.00/Each

### n. Overnight & Day Visitors & Extra Persons:

A Registered Principal Occupant **MUST BE** present. \*UNDER 5 FREE

. Persons under 18:	\$7 day	\$10/night	\$50/week
. Persons age 18 or older:	\$10/day	\$12/night	\$60/week
- Group (4 people)	\$38/day	\$46/night	\$238/week
			\$250/season

### Coupon Books Available:

- |                                |                          |          |
|--------------------------------|--------------------------|----------|
| o. Limited 6 hour Visitor Pass | Book of 10 (ten) coupons | \$40.00  |
| p. Day pass                    | Book of 5 (five) coupons | \$40.00  |
| q. Family day pass             | Book of 5 (five) coupons | \$150.00 |

Day is considered from 9am - 9pm / overnight - check out time 12pm

**\*All applicable taxes are additional**

## SEASONAL DOCK SLIPS

- Summer season: May 10 to September 30. Dock removal begins Sept. 30.
- Boats and Canoes are not to be left on the shore or taken into the swimming area.
- Docks are for the use of dock slip renters. Swimming, water skiing, etc. is not permitted near dock slips. Fishing is only permitted from X & Y docks.
- Docking fees include fees for launching and retrieving.
- Dock renters are to provide their own devices for securing boats to docks.
- Boats, including canoes & kayaks, & boat or box trailers are NOT to be left on or near sites between June 1<sup>st</sup> & Labour Day. Any boat /trailer left on site after June 1, will be removed at owners risk and expense and storage charges will be applied.