

# **SUNSET VILLA ASSOCIATION**

## **DIRECTORS RESOLUTION** **RE GENERAL RULES**

**WHEREAS** the SUNSET VILLA ASSOCIATION was incorporated by Letters Patent issued by the Lieutenant Governor of Ontario on the 23<sup>rd</sup> day of August 1950, and Supplementary Letters of Patent issued May 2, 2006.

**AND WHEREAS** the SUNSET VILLA ASSOCIATION (hereinafter referred to as the “Corporation”) by virtue of the Supplementary Letters Patent have the following objects:

1. The establishment and maintenance of non-profit residential accommodations primarily for people of Danish descent or inter-marriage for the purpose of establishing a retirement community for people retiring due to age or other reasons;
2. The establishment and maintenance of a community for cultural activities for people of Danish descent or inter-marriage;
3. The establishment or maintenance of recreation facilities and activities for people of Danish descent or inter-marriage.

**AND WHEREAS** an ancillary to the above noted objects the Corporation maintains a campground and park for the mutual benefit and enjoyment of the members of the Corporation and their guests.

**AND WHEREAS** the Directors are empowered to pass resolutions regarding the usage of the apartments, campgrounds and park.

**RESOLVE THAT** the following are rules of the Corporation:

1. Any Motorized transportation (i.e.: moped, bicycle, golf carts, vehicles) driven while on the property of SUNSET VILLA shall be done with extreme care, and the speed shall not exceed 10 km/hour.
2. Driving shall only be allowed on the established roads, provided that lessees of campground lots shall be allowed to load and unload their vehicles on a temporary basis. Vehicles used for delivery of tools, materials, etc. for a specific job will have the same privilege if extreme care is being used.
3. Parking shall only be allowed in areas so designated. There is allotted one spot per tenant and a fee for any additional vehicles will be charged at a rate of \$35.00 per vehicle per month. This excludes apartments with driveways if all vehicles can safely fit in the driveway.
4. All activities shall be at the participant's own risk. The Corporation shall under no circumstances be held responsible in any way.
5. Pets shall be kept on a leash and must be under control at all times. The Owner(s) must clean up after their pets on all lawns and roads.
6. No clearing of land shall be done without the permission from the Board of Directors of the Corporation. No trees shall be cut without permission from the Board of Directors of the Corporation.

7. No fire pits are to be made other than such pits already established and approved by the Board of Directors of the Corporation and in compliance with the Municipality.
8. No dumping of garbage or any other materials may take place on the Corporation's real property except at the designated garbage bins and shed. No dumping of building material, old appliances, furniture, etc. on the Corporation's real property. Offenders of this rule shall be subject to a fine up to \$500.00. All garbage must be disposed of in accordance with the laws of the municipality and any other government agency.
9. By-laws and Board Meeting Minutes, after approval by the Board, will be made available on the website to any member or a member can request from the Secretary.
10. The Board may approve the use of the Activity Rooms and Dome for a fee. Applicant Members may bring in their own food and beverage for their own consumption. Applicant member will be responsible for the clean-up thereafter and must sign the required contract and comply with the specific rules.
11. A member shall not use SUNSET VILLA property for the sale of products or services, whether homemade or manufactured, without the approval of the Board of Directors. Sale of products or services similar to those available from the bake shop, the gift shop, the restaurant and people and companies donating money, time and products to SUNSET VILLA will not be permitted.
12. No illegal activities of any kind will be tolerated on SUNSET VILLA property. Consumption of recreational and/or medical cannabis must adhere to the Ontario Cannabis Act and the Smoke-Free Ontario Act. Growing recreational or medical cannabis plants is banned anywhere on SUNSET VILLA Premises.
13. Camping is for recreational purposes only, and trailers must under no circumstances be used as permanent living quarters.
14. If the annual camp fees have not been paid within seven (7) days of receipt of the over-due notice or the applicant has not placed his/her trailer on the assigned lot within three (3) months from the allocation of the lot, he/she will forfeit the lot and any monies paid to SUNSET VILLA. The trailer will be removed after the 7 days and the lot will then be allocated to the next applicant.
15. Any camper trailer must be passed by a certified RV technician and hooked up to hydro and sewage within three (3) months. A copy of the inspection must be provided to the Campground Director or Camp Master.
16. Electric heaters and air conditioners are allowed only while campground trailers are occupied. Any Camper caught with electric heaters or air conditioner operating when their trailer is not occupied is liable of a fine up to \$500.00.
17. No electric heater or air conditioners are allowed on porches or like appurtenances to the trailers.
18. No patio, addition, roof, walls, fences, shed, decks, etc. are to be built without approval by the Campground Committee. A proper plan of the change(s) shall be presented for approval by the Campground Committee prior to the start of any changes to a trailer site. Any changes completed without prior approval shall be rectified at the camper's expense and such offender shall be subject to a fine up to \$500.00.
19. Tents can only be set up in areas approved by the Camp Master.

20. Trailers are to be set up only in areas so designated. Trailer space shall be assigned by the Campground Committee. Trailers shall not be moved or turned on the site after initial placement without prior approval of the Campground Committee.
21. The Campground Committee shall maintain a register of applications received and approved. Application forms for permanent lots at the campgrounds shall be in the form as prescribed or approved by the Board of Directors from time to time.
22. For an applicant to qualify for a vacant campground lot, he/she must be a member in good standing and his/her sponsor must be a member in good standing for 2 years and have been approved by the Board of Directors of the Corporation
23. Apartment Occupants shall be capable of maintaining their own household; no nursing home facilities are provided at SUNSET VILLA.
24. At the Restaurant, a room will be made available for the Members' use when the restaurant is open, and the cleaning will be the responsibility of the Members. The use of the room shall be limited to such hours and times when no bookings are previously made by the operator(s).
25. At the Restaurant, during normal business hours, the premises must not be totally leased out to parties. A room including the bar must be available for the Membership.
26. Restaurant Operator(s) shall not interfere with the Associations sale of raffle tickets or collection of entrance fees during Association-run activities.
27. The Monthly Rental Increase for the Apartments, Restaurant and Campsite fees shall be set by the Board of Directors in January of each year and notice will be given as per the appropriate contract timetables.
28. No storage of vehicles or property on SUNSET VILLA land either short or long term.
29. Proof of Apartment Tenant insurance must be provided to the Corporation when the lease is signed and on renewal, a copy must be provided within 14 days of renewal of the insurance.
30. The apartment waiting list is available to persons who have been a member in good standing for a minimum of 3 consecutive years.
31. Use of carport by Apartment tenants is strictly for vehicle parking, unless otherwise approved by the Board of Directors.
32. Every Apartment tenant is responsible to maintain a working smoke detector inside the leased apartment.
33. On Constitution Day, entrance fee must be paid the night before the event by all Tenants, Campers, and Restaurant staff who are on the property of SUNSET VILLA on that date.

**RULES**, in addition to the By-laws, were passed at the meeting of Directors of the Corporation by at least 2/3 majority in attendance in person, or by proxy, properly called and upon notice, established in 2006, updated on January 24, 2009, March 18, 2017, October 2, 2017 and March 24, 2018.

These Rules have been reviewed and accepted without changes as of April 6<sup>th</sup>, 2021.

*Arlene Lange*  
Secretary