

In addition to the Park Rules, the following rules apply to seasonal campers (Occupants) and their visitors. Subject to change with or without notice.

Visitors

- A visitor is anyone visiting the Site, other than the Occupant. Persons living in the same household that are 24 and under do not pay a visitor fee while the Occupant is present. The Occupant must be present in order to have visitors, unless otherwise pre-approved by the Owner. A higher visitor fee applies when Occupant is not present.
- Visitors must be registered prior to or at the time of their arrival, and not afterward. Occupant can register visitors in person at the office, or by phone, email, or text. Please include the number of visitors aged 15 and under, 16 and over, their arrival and departure dates, and whether they require visitor parking. If they require parking in the MTC visitor parking lot, please provide car make, model and colour. The fee for visitors registered in advance will be added to Occupant's tab.
- The License of Occupation must be operative and in good standing for visitors to access the Site. Owner reserves the right to ask visitors for ID, limit the number of visitors, or to refuse visitors entry into the Park, at its sole discretion.

Tabs & Invoices

- An invoice is required before sending payment, unless paying in person at the office. For invoices over \$1,000 that are paid by credit card, a 2.4 percent processing fee will apply. Please inform MTC before paying so invoice can be adjusted to include fee. If payment is made by credit card without informing MTC, a 2.4% processing fee will be added to your tab. No processing fee will apply for non-credit card payments. Invoices can be paid in person by debit, Visa debit, cash, credit card, Apple Pay or Google Pay; online by credit card, Visa debit, Apple Pay or Google Pay; over the phone by credit card or visa Debit; e-transfer to camping@mountaintroutcamp.com; or by cheque. If paying by e-transfer or cheque, please include invoice and site number. For e-transfers, no security question and answer is required. Allow up to 24 hours to receive confirmation of payment receipt by email.
- Owner will invoice tabs and hydro fees to Occupant within a week after Park closing, or upon the Occupant vacating the site. The Owner will monitor the tab throughout the season and if it reaches approximately \$200 before end of season, the Owner will issue an invoice. Owner can, at any time, refuse to offer a tab and/or request full payment.
- The standard invoice payment due date is 7 days unless otherwise noted. Payments must be received by the invoice due date. A \$20 late payment fee will be charged for all overdue invoices.

Trailer, Site, Site Improvements & Maintenance

- Mountain Trout Camp offers seasonal camping only and is open each year beginning the second Friday of May to October Thanksgiving Monday. Outside these dates, Mountain Trout Camp is closed as per the terms of the winter storage contract. Mountain Trout Camp does not provide permanent residency and campsites must be used for recreational and vacation purposes only. Seasonal sites must not be occupied for more than 21 consecutive days per month.
- Owner or campground staff have full access to the Site at any time, whether Occupant is present or not.

- Occupant must not attempt to sell, transfer, lease, sublet, or assign the campsite and the responsibilities, privileges, and obligations provided under the License of Occupation, in total or in part, to another person.
- The following applies to all trailer sales where the trailer remains in the Park:
 - Any potential buyer must be preapproved by Owner, who has the right to give or withhold approval, with or without reason.
 - The Occupant will determine a sales price for the trailer, which will include the seasonal fee and/or the winter storage fee. The buyer must pay to the Owner a commission equivalent to 10% of the listed sales price, even if the actual sales price is lower. This commission is deducted from the amount the buyer pays to the Occupant and is subject to HST. The bill of sale for the trailer should show only the amount being paid to the seller (i.e. 90% of the listed sales price).
 - If the Occupant sells the trailer within 60 days of lowering the sales price, the commission will be based on the previous listed sales price.
 - For the Owner to update the advertised price of the trailer, the amount of the price increase or decrease must be at least \$5,000.
 - “For sale” signs are not permitted anywhere on the Site.
- Trailers must be roadworthy and licensed at all times. Trailers must be positioned on a Site to allow for expeditious removal. Although there is no age limit on trailers, all trailers need to be sufficiently maintained and in reasonable condition. All trailers must have a functioning toilet, shower and kitchen. Trailers which are deemed unsuitable must be replaced or removed at Owner discretion. Please discuss with Owner before switching or upgrading to a different trailer, as this requires approval. No trailers more than 8 feet wide (measured without the tip-outs) are permitted. Occupant may take their trailer out of the campground a maximum of twice per season.
- Private full coverage and liability insurance is required for trailer and structures.
- Site must be kept clean and tidy at all times. This includes decks, structures, equipment and any other items that may be onsite. Renovation material may not be stored outdoors. Occupant is responsible for yard maintenance (including lawn trimming) and landscaping. If the Owner has to maintain the Site due to the Occupant’s neglect, the Occupant will be charged a fee. No garbage from outside the camp permitted to be thrown in large brown bear proof garbage bin.
- Any site improvement must be pre-approved by Owner. This includes planting trees or bushes, clearing of branches/trees/bushes, decks, gravel, fences, structures, or gazebos. Occupant must provide Owner with detailed descriptions of planned modification of site. No compromises will be made for non-compliant site improvements which occur without prior approval from Owner. Pre-approved site and trailer improvements can occur only between opening day and the Wednesday before Victoria Day weekend and between the Wednesday after Labour Day to the Wednesday before Thanksgiving weekend. If planning to use power tools outside, please let Management know in advance. Management reserves the right to limit how much and when any outdoor construction noises may occur.
- All structures are considered temporary fixtures. Structures must be moved or disassembled upon vacating site unless special arrangements have been made with Owner.
- The maximum permitted size for a structure is 100 square feet. Two temporary structures are permitted per site. Common dimensions are 10’x10’ or 8’x12’. The maximum exterior height is 10 feet from the ground for a flat roof, and 11 feet from ground for a top angle roof. Sunrooms, Florida

rooms and add-a-rooms are not permitted with few exceptions. The Occupant will be charged a Structure surcharge fee for any Site structure that results in the Owner's property taxes being increased as a result of the structure being added.

- No alterations, construction or encroachments of any kind are allowed beyond the boundaries of Occupant site.
- Gates at front of site are not permitted. Fences must be pre-approved.
- Affixing anything to a tree, including clotheslines or signs, is not permitted. Birdhouses are the only exception.
- If the Occupant chooses, they can rent a 420lb propane tank for additional fees. Each tank has a meter and can be filled to a maximum of 80% capacity. A top-up is offered once a season, which MTC will arrange. It is the Occupant's responsibility to advise Owner whether they require a top-up (a reminder will be sent out beforehand). Mandatory propane inspections (approximately every 10 years) will result in additional fees.
- Outdoor fridges are only permitted if secured inside a shelter or structure.
- Each seasonal site has a 250-gallon septic holding tank. Occupant must monitor septic tank level on a regular basis, and request a pump-out when the tank is between 70% and 90% full. Owner offers pump-outs once a week at the beginning of the week. Occupant must notify Owner by end of day Sunday to have their tank pumped early the next week. Nothing other than septic toilet paper (i.e. no tissues, feminine products, garbage) can be flushed.
- Please recycle by using the blue bins near the large brown garbage bin. Avoid throwing recyclables in the garbage. Owner is responsible for sorting recycling, including all liquor/beer cans and bottles. Plastic bags are non-recyclable. The big brown cardboard bin is for staff use only; please put cardboard in the blue bins. Batteries can be dropped off in the office for recycling.
- Cooled firepit ashes can be put in the metal cans located behind the brown garbage bin.
- Leaves can be put in large brown garbage bin or along the pile of rocks on Wyonch Lane. No bags of any kind are permitted to be left on Wyonch lane.
- No outside garbage or recycling can be brought in and disposed of in the campground bins.
- The only colour of tarps permitted are brown and green.
- Motion-activated lights that can be triggered by someone walking or driving on the road are not permitted.
- Surveillance cameras are not permitted.

Boat & Vehicle Parking

- Vehicles or trailers parked in visitors parking must be pre-approved and registered at the office. A \$5 fee per day use or per night will be added to Occupant's tab.
- See Rate Sheet for boat slip and trailer storage fees. Seasonal boat slips are available on a first come, first serve basis. Owner does not guarantee Occupant the same boat slip and may switch boat slips throughout the season if required. Owner reserves the right to cancel a boat slip at any time, and the refund will be prorated. Occupant is responsible for monitoring their boat. Owner is not liable if any damage or theft that may occur. When approaching our Marina, ensure travelling speed is low and look out for swimmer safety. Inflatable toys are permitted to be stored on the boat for day use only, and must be removed by end of day. No music permitted in boats parked on

boat slip. When boating on the lake, please be considerate to our neighbours by keeping noise levels low.

Pets, Recreational Vehicles & Motorcycles

- Generally, one dog per site is permitted. If Occupant plans to get a second dog, it must be preapproved. German Shepherds, Pitbulls and Rottweilers are not permitted. If a dog attacks another dog or person at MTC, that dog will no longer be permitted at the campground (one-strike policy).
- As of end of 2021 season, the use of recreational vehicles such as dirt bikes, mopeds, ATVs or golf carts are not permitted. Storage of these vehicles is permitted, however, use within the campground is not. If Occupant used such a vehicle prior to the end of the 2021 season, the vehicle will be grandfathered strictly for entering and exiting campground, or for pulling a boat in and out of the water. If Occupant used a recreational vehicle during the 2021 season, please contact the Owner for registration. Owner at any time may limit usage or cancel grandfather system for any reason to any Occupant. Occupant agrees to have liability insurance for recreational vehicles.
- Motorcycles are permitted when the exhaust does not sound louder than a car and when it is used strictly to travel to the campsite from home. It can only be used to enter and exit the campground. Motorcycle storage is not permitted onsite while Occupant not present.

Misc.

- The public washroom and showers are not intended for seasonal campers.
- Birdfeeders, including hummingbird feeders, are prohibited due the risk of inadvertently feeding bears.
- When emailing MTC, please put your site number in the subject line.
- MTC will only deliver bulk firewood (half or full cords) when we have at minimum of 4 cords total requested amongst seasonal campers. Please order your firewood well in advance as it could take a few weeks to deliver. Occupant is responsible for stacking their own wood.
- The Occupant is not permitted to receive mail or parcels at the campground address. Any other type of delivery must be pre-approved by Owner.
- Posting of signs of any kind must be pre-approved by Owner.
- Advertising of business activity to other campers is prohibited, as is conducting business activity that requires customers to visit the Occupant's trailer.
- Brown bicycles provided by MTC are for short-term campers only. If a seasonal camper requires use on a rare occasion for their guests, please notify the office in advance for approval.
- Owner encourages Occupant to share any type of concerns, including noise concerns, which will be treated with strict confidentiality. Owner takes it seriously when campers are negatively affecting the enjoyment of other campers.
- Chimes of any kind are not permitted.
- Outdoor music permitted at low volume and shall not be heard beyond your site.