

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

**General**

- Mountain Trout Camp offers seasonal camping only and is open each year beginning the second Friday of May until the second Monday in October. 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 days per month.
- Occupant must not attempt to sell, transfer, lease, sublet, or assign Occupant’s campsite (the “Site”) and the responsibilities, privileges, and obligations provided under the License of Occupation, in total or in part, to another person.
- Owner or campground staff have full access to the Site at any time, whether Occupant is present or not.
- There is a maximum of two Occupants, who must be spouses or common-law partners living at the same permanent address. Any Occupant must be age 25 or older.

**Trailer, Site Maintenance and Improvements**

- The Occupant’s trailer (“Trailer”) must be roadworthy and licensed to Occupant at all times, and must be positioned on the Site to allow for expeditious removal. Although there is no age limit on trailers, the Trailer must be sufficiently maintained and in reasonable condition, and must have a functioning toilet, shower and kitchen. Trailers which are deemed unsuitable must be replaced or removed at Owner’s discretion. Changing or upgrading to a different trailer requires preapproval from Owner. No trailers more than 8 feet wide (measured without the tip-outs) are permitted. Occupant may take the Trailer out of the campground a maximum of twice per season.
- Private full coverage and liability insurance is required for the Trailer and structures.
- The Site must be kept tidy and well maintained, including decks, structures, equipment and any other items on the Site. Renovation material may not be stored outdoors. Occupant is responsible for yard maintenance, including lawn trimming and landscaping. If the Owner needs to carry out maintenance on the Site due to the Occupant’s neglect, the Occupant will be charged a fee.
- Any improvement to the Site must be pre-approved by Owner, including any outdoor use of power tools. 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 modifications. Improvements may only be carried out between Opening Day and the Wednesday before Victoria Day weekend, and between the Wednesday after Labour Day and the Wednesday before Thanksgiving weekend. Owner reserves the right to limit the timing, frequency and volume of outdoor construction noises.
- No alteration, construction or encroachment of any kind is allowed beyond the Site boundaries.

**Structures**

- All structures are considered temporary fixtures, and 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. 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.

**Propane, Septic, Firewood**

- If the Occupant chooses, they can rent a 420lb metered propane tank for additional fees. Each tank can be filled to a maximum of 80% capacity. MTC will send an email offering a top-up once or twice a season, and it is the Occupant's responsibility to advise Owner whether they require one. The Occupant is responsible for fees associated with mandatory propane inspections, which occur approximately every 10 years.
- 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 approximately three quarters full. Owner offers pump-outs once a week between Monday and Wednesday, and Occupant must notify Owner by end of day on the previous Sunday to have their tank pumped. Only septic toilet paper may be flushed (i.e. no tissues, feminine products, garbage).
- MTC will only deliver bulk firewood (half or full cords) when there at least 4 cords requested amongst seasonal campers. Please order your firewood well in advance, as it could take up to a few weeks to deliver. Occupant is responsible for stacking their own wood.

**Visitors**

- A visitor is anyone visiting the Site, other than the Occupant. The Occupant must be present in order to have visitors, unless otherwise pre-approved by the Owner.
- When the Occupant is present, visitor fees are waived for the Occupant's children age 24 and under who are living in the same household.
- 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, and their arrival and departure dates. If visitors 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.
- If the only visitors are age 15 and under, and the Occupant will be present, there is no need to notify the Owner.
- The License of Occupation must be operative and in good standing in order for the Occupant to have visitors. 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.

**Enjoyment**

- Outdoor music is permitted at low volume only, such that it cannot be heard beyond your Site. Wind chimes of any kind are not permitted.
- 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). Excessive barking will not be tolerated and must be addressed by the Occupant, including but not limited to the use of a bark collar.

- Occupant may only have 1 Starlink receiver on their Site, which cannot be shared with any other sites. The receiver can only be turned on when the Occupant is in the campground, and must be turned off each time the Occupant leaves. If the Occupant leaves their receiver on when not in the campground, they will no longer be permitted to use it.
- 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.

**Tabs & Invoices**

- Owner will monitor the Occupant's tab throughout the season, and will issue an invoice when the tab totals approximately \$200. Owner will send a final invoice to Occupant at the end of the camping season (or if the Occupant vacates the Site earlier), which will include any remaining tab charges plus hydro fees. 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 late payment fee will be charged for all overdue invoices.
- Invoices can be paid by the following methods. Please do not send payment before receiving an invoice. After making payment, please allow up to 24 hours to receive email confirmation.
  - In person: debit, Visa debit, cash, credit card, Apple Pay or Google Pay
  - Online: credit card, Visa debit, Apple Pay or Google Pay
  - By phone: credit card or Visa Debit
  - e-transfer to [camping@mountaintroutcamp.com](mailto:camping@mountaintroutcamp.com). Include invoice and site number. Security question and answer are not required.
  - By cheque (please advise Owner in advance). Include invoice and site number.
- A 2.4% processing fee will apply to all credit card transactions exceeding \$600. Please inform MTC before making payment, so the invoice can be adjusted. Otherwise, the fee will be added to your tab.

**Parking, Boat Slips, Recreational Vehicles & Motorcycles**

- Vehicles or trailers parked in Visitor Parking must be pre-approved and registered at the office, and the parking fees will be added to the Occupant's tab.
- MTC offers boat slips and boat trailer parking for a non-refundable fee. Seasonal boat slips are available on a first come, first served basis. Owner reserves the right to switch the Occupant's boat slip at any point in the season, or to cancel a boat slip at any time. Occupant is responsible for monitoring their boat. Owner is not liable for any damage or theft that may occur.
- Use and parking of recreational vehicles such as golf carts, jet skis, dirt bikes, mopeds or ATVs is not permitted.
- Motorcycles are permitted when used for transportation from home to the campground and when the exhaust does not sound louder than a standard car. They can only be used to enter and exit the campground. Motorcycle storage is not permitted onsite while Occupant not present.

**Trailer Sales (where 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 current or previous listed sales price (see next bullet point), 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 90 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.

**Miscellaneous**

- 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 (do not leave bags of any kind). No outside garbage or recycling can be brought in into the campground and disposed of in the campground bins. Occupant is responsible for the disposal of large items such as furniture, appliances, construction materials, etc. (Owner may be willing to assist for a fee).
- Neither the public washroom showers, nor the brown bicycles provided by MTC, are to be used by seasonal campers or their visitors.
- When emailing MTC, please put your site number in the subject line.
- 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.
- Advertising of business activity to other campers is prohibited, as is conducting business activity that requires individuals to visit the Trailer.
- Gates at front of Site are not permitted. Temporary fences must be pre-approved. Affixing anything to a tree, including clotheslines or signs, is not permitted (with the exception of birdhouses). Clotheslines are not permitted on or near the perimeter of the Site. Only brown and green tarps are permitted. Posting of signs of any kind on the Site must be pre-approved by Owner.
- Bright or flashing lights are not permitted, nor are motion-activated lights that can be triggered by someone walking or driving on the road.
- No type of surveillance or security camera or system is permitted.
- Outdoor fridges are only permitted if secured inside an enclosed structure. Birdfeeders, including hummingbird feeders, are not permitted.
- When leaving or returning to the marina in a boat, drive at a low speed and watch out for swimmer safety. No music can be played on a boat parked at a boat slip. Inflatable water toys can be stored on a boat during the day only, and must be removed by end of day. When boating on the lake, please be considerate to our neighbours by keeping noise levels low.