

**Fisherman's Paradise Resort**  
1571, 13<sup>th</sup> Line East, RR 4, Trent Hills, ON, K0K 2M0  
(705) 653-1537



# Rules and Regulations

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## General Rules

1. **The Park has one season to offer.** It opens for the Friday of Mother's Day weekend and closes on Thanksgiving weekend (2<sup>nd</sup> Monday of October).
2. **During off-season,** the park is closed with no water, sewer, electricity, road clearing, or other services and only pre-authorized, limited access to the site will be permitted. You must contact management for arrangements **before** travelling to the park.
3. At the season's opening or before the start of the rental period, any **trailer owners** entering the park must stop at the front office to sign a mandatory acknowledgement of our rules and regulations. Additionally, **seasonal site holders** must mandatory complete and sign for acknowledgement a license of occupation.
4. **Any guests or visitors** entering the park must stop at the front office for registration and are the responsibility of the camper being visited. Registration is mandatory by providing first & last name, license plate, number of guest and the name of the host.
5. **Quiet time** is from 11 PM to 8 AM on weekdays and from 12 AM to 9 AM on weekends and statutory holidays. Please have consideration for your neighbours. Excessive drinking or profane language will not be tolerated. Please keep music moderately low at all times.
6. Campfires are allowed in the pits provided or on your lot in an approved outdoor fireplace. Firewood can be purchased from the park's convenience store. Please refrain from burning pressure-treated wood and any household garbage, as the smoke is considered toxic.
7. Due to local bylaws, fireworks are not permitted anywhere at any time within the park.
8. Guns and any type of weapons are not allowed in the park. Those that duck/goose hunt must request permission **prior** to arriving at the park for those purposes.
9. Beer or any glass bottles must be in a cover when outdoors.
10. Drugs or any other illegal substances are not allowed in the park – Except for cannabis.
11. Speed limit throughout the park is 10 Km/h. There are many young children playing. Please be careful and do not speed. Be aware of the dust created by your vehicle.



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12. Young children must be supervised at all times.
13. Children 12 and under must wear life jackets when on the docks and must be accompanied by someone over the age of 16 who is directly responsible for them.
14. Children riding bicycles must be cautious of their speed. Bikes are to be ridden on paths and roads only. Stay off the lake front, empty fields, empty sites and other people's site. Do not ride bikes on docks. Cycling is not permitted after dark.
15. Please respect other people's privacy. Do not cut through lots or behind other people's trailer. Use the roads and pathways.
16. Do not park on empty trailer sites unless you have obtained permission. Please note that we may ultimately rescind that permission to fill the site.
17. Please do not climb, cut or deface trees or shrubs. Ask management about removing branches, etc.
18. Except for emergencies, we do not deliver messages immediately. Should someone leave a message, we will deliver it when we see you.
19. Management reserves the right to evict anyone not abiding by the rules. One warning will be issued. If the problems persist, the person or people responsible will be asked to leave the property. **Park fees are non-refundable.**
20. Fisherman's Paradise Resort will not be held responsible for any accidents or injuries, however caused, while you and your visitors are on the premises of Fisherman's Paradise Resort. You are responsible for you and your family's safety. If you see something that needs our attention, please notify us.

## Reservations

21. **Full payment for the seasonal lot is due May 1<sup>st</sup>**. Trailer owners are responsible for the entire lot fee once the season has started. No trailer shall be removed from the property until the lot fees have been paid in full. Late fees of **5% per month** will apply to *all* outstanding accounts after May 31<sup>st</sup>.
22. A deposit of \$500 is due **prior to September 1<sup>st</sup>**, a second deposit of \$500 is due **prior to October 1<sup>st</sup>** and a third deposit of \$500 is due **prior to March 1<sup>st</sup>** on every site to hold your lot for the following



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season. This deposit is non-refundable. **No exceptions. Late fees of \$50 per month** will apply to *all* outstanding accounts after Thanksgiving.

23. Due to the high cost of service fees, trailer site fees cannot be paid with a credit card. We accept cash, e-Transfer or cheque.
24. People wanting to put tents up on their site must have permission from management to do so and will be limited to a predetermined time limit. A daily visitor fee will apply.
25. **Subletting of sites or trailers is not permitted.**

### Visitors and Guests

26. Your site is rented to you, your spouse, your children and your grandchildren under the age of 18. All other people, including children and grandchildren over the age of 18, family members, friends, etc., are considered to be visitors. You, the trailer owner, must ensure that your guests register and pay the guest fee at the office **upon arrival**.
27. **Trailer owner must be present** when they have visitor in their trailer. If the owner is not present, a **\$40 visitors fee per night** will be charged and must be paid at the office immediately.
28. Trailer owners may purchase a seasonal guest pass (2 people or 4 people) which allows visitors to enter the park at no charge. Seasonal guest pass is non-transferrable. Please advise the management if you are expecting day or overnight visitors.
29. All visitors to the campground must purchase a daily pass or overnight pass and their vehicles must be parked in the additional vehicle parking areas. The daily pass is valid from 9 AM to 6 PM. A visitor will need to purchase an overnight pass if they wish to stay after 6PM.
30. **No visitors are allowed to enter the campground or park after 10 PM and before 7 AM.** Day visitors must leave the campground by 6 PM.

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## Pets

31. **All pets must be on a leash at all times.** Owners are responsible and must clean up after them. Please keep dogs and cats off the pool area. Do not leave your dog unattended in your trailer if they continually bark.

## Park Facilities and Waste Management

32. We are only responsible for disposing household garbage, which must be bagged in **clear garbage bags**. Garbage will be picked every Sunday at 7 PM at the front of each site. **Only one bag is allowed per site with maximum weight of 35 lbs. All additional bags will be charged \$3 each.** You must dispose of any other type of refuse (tires, furniture, lumber, junk, etc.) at the city dump. If this is not possible, speak to management to make other arrangements.
- **Only items that can be recycled are to be left in the blue bins** at the recycling area (brown shed by the pool). All items must be able to fit inside the bins. Please break up all cardboard and properly sort your recycling. All containers must be rinsed prior to disposal.
  - **Leaves can be burned in your fire pits only.** You will be notified if a fire ban is issued. When cleaning your fire pit, box the contents and put in the dumpster.
  - We are not responsible for disposal of the contents of your old trailer when you are upgrading to a newer one. Please see management for disposal of all these items, which will be at your cost (dishes, furniture, bedding, shed contents, etc.).
  - No garbage from outside Fisherman's Paradise Resort is permitted (i.e. bringing garbage from a municipality that charges for garbage disposal is not permitted.)
33. **Please do not dump anything at the back of the park.** Anyone found dumping garbage will be asked to leave the park.
34. **Pump-outs are done once a week, except on weekends and statutory holidays.** Please advise management when you are full. If you are not utilizing your trailer for a period, please let management know so we do not waste resources. **Any additional pump-out will be charged a fee of \$35.**
35. Due to the limitations on water availability
- **Do not use or install any clothesline or washing machines** in trailers.
  - **Do not water your lawn** with water from the park's distribution system. A barrel to collect rainwater is the best solution for watering grass, flowers and plants.



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- **Do not use a pressure washer on** weekends and Statutory Holidays. If you need to clean your trailer, please use it during the week or speak to management to make other arrangements.

36. Children 15 and under must be accompanied by someone over the age of 16, who is directly responsible for them, while at the Recreation Hall.
37. Lights must be turned off, door must be locked, bathroom must be cleaned, and garbage bins emptied by **anyone** when closing the Recreation Hall for the night.

### Pool Guidelines

38. No food, smoking, running, glass and alcohol are not allowed in the pool area.
39. Only proper bathing attire is permitted.
40. Please remove shoes upon entering the pool area and have proper footwear for the pool area (poolside sandals or flip-flops).
41. Rafts or inner tubes are not allowed in the pool. However, pool noodles and water wings for children are perfectly acceptable.
42. Please respect others using the pool. Rough plays or splash type of entries are not permitted.
43. Please respect all pool equipment. Do not sit on the solar blanket or play with the pool cleaning equipment and/or life saving equipment.
44. Children 12 and under must be accompanied by someone over the age of 16 who is directly responsible for them. Swimming alone is not permitted.
45. **The pool area does not have a Lifeguard present.** While we will provide and maintain life saving equipment, it is the responsibility of all parents to ensure proper supervision of younger children (see note above). We strongly advise that any individuals over the legal limit of alcohol refrain from entering the pool for their own safety.
46. The pool is reserved for adult swimming everyday and weekends from 7 PM to 9 PM.

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47. Park washrooms are to be used as a secondary facility, not the primary.
48. Do not leave any razors or other paraphernalia in the showers as they can be dangerous for the next person.
49. The management and staff of Fisherman's Paradise Resort are not responsible for any mishap or injury resulting from the use of these facilities.

## Campsites and Trailers

50. Lots must be kept neat, clean and free of debris at all times. A **\$50 fee** will be charged as well as any associated costs (mileage, dump fees, etc.) if a site requires debris removal. Please remove any unsightly clutter (building materials, skids, furniture, etc.) that is around or under your trailer or shed. Woodpiles shall be small and neatly kept. Please inform us if you intend to be absent for an extended period and make arrangements for your site upkeep.
51. All covers on existing add-a-rooms and roofs must be removed by the trailer owners during the first weekend of the opening season. This is a fire regulation of the township.
52. **No building is allowed except for decks** - Management **must** pre-approve plans. New add-a-rooms are not permitted.
53. **Storage sheds must be vinyl only (no aluminum or sheet metal). Only one shed per site is allowed and must be kept in good condition.** Maximum shed size is 7'X7' and will be deducted from the total square footing of your deck.
54. All trailers and decks **must** be skirted. Privacy lattice or vinyl skirting may be used. It makes it so much nicer for your neighbours to look at and improves the overall look of the park.
55. All boats that do not have a rented space and any empty trailers must be moved and parked to a designated location at all times. Boats and empty trailers are not permitted to be parked on the lots.
56. All boats and trailers that do not have a designated dock rental will be charged a fee of **\$100** per season for storage.
57. Any utility trailers will be charged a seasonal fee of **\$50** for storage.

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58. **All campsites must have one designated parking spot on their lot. Contact the office for additional parking.**
59. TV towers are not permitted. A small (19-20 inch) omnidirectional antenna may be attached via a stock retail mounting kit to the exterior of your trailer. Satellite service is another option.
60. Outside lights can be strung only across the top of your trailer and awning. These must be of an LED type, either string or rope. Please do not attach to trees or string all around the trailer.
61. As safety is a number one priority, all trailers must be equipped with working **smoke alarms and fire extinguishers**. No unlicensed/uninsured person is allowed to work on propane systems. Each trailer owner **must** ensure their unit for fire and liability and show proof of the policy at the start of each season.
62. **Septic System:** Proper use of the septic system must be followed. Do not put any diapers, sanitary products, cigarette butts, and the worst of all, cooking grease down the toilets or drains. Single ply paper must be used. If your trailer has a holding tank, the proper chemicals must be used to break down the solids. Do not use chemicals that just deodorize. Please make sure your visitors are made aware of the proper usage of the septic system. As in any septic or sewage system, there is always the possibility of a back-up. For this reason, we strongly recommend that you install an anti-backup sewer valve on any trailer that is not equipped with a holding tank. If your trailer has a holding tank, you should close all black water and grey water valves before leaving the park. This should prevent any back-up into your trailer. Fisherman's Paradise Resort will not be held responsible for any damages caused by a sewage back-up, as we cannot control what people put down the drains and toilets. Management does what it can to keep everything running properly but you, the customer, have to make sure to use the septic system properly. If you notice a problem, please notify management immediately so that we can remedy the situation. If you need further advice on the proper use of the septic system or advice on installing an anti back-up valve, come to the Office to speak with us.
63. All trailers coming into the park must have a holding tank.
64. **Only 20 lbs and 30 lbs propane tanks are allowed** on trailers – 100 lbs propane tanks are not permitted.
65. Any trailer coming into the park can be **no more than 10 years old**, must be in good condition and have a holding tank. Everyone must keep their trailer and lot in good repair. It doesn't take much effort





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to wash the trailer and keep things neat. At our discretion, we may suggest to some owners that they seriously consider upgrading their trailer.

66. There are some old trailers in the park and should the current owners decide to leave or upgrade, we will require that the trailer be removed, rather than sold or given away.

### Boat Launch and Docks

67. Boat docking is done at your own risk and only at the public boat launch area. Boat launch from the park area is not permitted.
68. Docks are privately leased and not to be used without permission. Do not attach anything to the docks before speaking with management. There is to be no lending of docks to visitors. Guests with a watercraft must be assigned to a dock by the office. Docking fees will apply.
69. **Docks are closed from 10 PM to 5 AM.**

### Trailer Sales

70. All trailer sales must go through management. A **6% commission** will be charged. Management **must** approve all purchasers of trailers before the unit is sold.
- The management will need to know the date and selling price.
  - As per TSSA laws, any trailers sold in the park must have a complete propane inspection done on the trailer prior to selling. This inspection is to be paid for by the seller of the trailer.
  - Any trailer coming into the park can be no more than 10 years old and must be in good condition and have a holding tank. Everyone should keep their trailers and lots in good repair. It doesn't take much effort to wash the trailer and keep things neat. At our discretion, we may suggest to some owners that they seriously consider upgrading their trailer.
  - There are some old trailers in the park and should the current owners decide to leave or upgrade, we will require that the trailer be removed, rather than sold or given away.

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## **Acknowledgement of Fisherman's Paradise Resort Rules and Regulations**

I understand that this document contains information regarding Fisherman's Paradise Resort's rules, regulations and benefits which affect me as a customer.

\_\_\_\_\_  
Initials Occupant 1

\_\_\_\_\_  
Initials Occupant 2

I acknowledge that I have read and understood Fisherman's Paradise Resort's policies.

\_\_\_\_\_  
Initials Occupant 1

\_\_\_\_\_  
Initials Occupant 2

I also understand that Fisherman's Paradise Resort may revise, supplement or rescind policies, procedures or benefits described in this document, with or without notice.

\_\_\_\_\_  
Initials Occupant 1

\_\_\_\_\_  
Initials Occupant 2