

# ***Big Water Campgrounds Inc.***

## **SCHEDULE A RULES AND REGULATIONS (Amended March 1<sup>st</sup>, 2017)**

### **Park Administration:**

Big Water Campgrounds Inc. (the Park) is a privately owned facility managed by the owner.

The owner may authorize the establishment of committees comprised of seasonal campers to organize various camper functions/activities and to provide security and fire protection. The owner must be notified of all such committee meetings and he, or his representative, may attend at his discretion.

Park staff has the authority to enforce all park regulations. Committee members may be asked to assist staff where issues of safety and security arise.

These rules and regulations form part of the License of Occupation which is the legal contract between the camper and the park and which seasonal campers must read and sign at the start of each season.

Office/store hours of operation are posted at the office and vary with demand, etc.

### **Camper Behavior:**

Campers are expected to follow campground rules and regulations for reasons of safety, health, respect for the campers and respect for campground property.

Registered campers are responsible for the behavior of the people on their site and to insure visitors follow these rules and regulations.

Registered campers can be evicted by park staff at any time for violations of campground rules and regulations by themselves or their guests.

Unless otherwise agreed to by affected parties and management, quiet hours are from 12:00 midnight to 9:00 am. Music must be turned down and voices held to normal conversation level: no yelling, loud laughing, etc. Normally generators should also be shut off.

Campers under the age of 18 years of age should be under adult supervision at their respective campsites after 12:00 midnight. No campers under 18 years of age should move from one site to another after 12:00 midnight without adult supervision.

Campers walking from one site to another after dark should show respect for other campers by being quiet.

Any problems should be brought to the staff's attention immediately. See "Useful Contact Information" sheet attached. Sheet is posted at all park bulletin boards.

If a camper feels a neighboring campsite is excessively loud or obnoxious in any way, they are within their rights to request politely that the noisy camper quiet down. If this fails to achieve desired results or if they are too shy to confront noisy neighbors, a phone call to the office will get an immediate response. Any camper phoning for a legitimate reason should have no fear of retribution from other campers. The campground is not being managed to protect noisy campers, quite the opposite.

Campers who must be warned by park staff three times for breaking any park rules can be evicted immediately.

### **Alcohol Use:**

For everyone's safety and in keeping with the "family" campground theme, we want adults to set a good example for kids regarding alcohol use:

- All rules that apply outside the park also apply within the park.
- No drinking and driving.
- No open alcohol in motorized vehicles of any kind including boats, side by sides, etc....
- Drinking of alcohol is permitted at individual campsites or special campground functions' locations only, not while going to and from locations.
- When walking or driving between sites, please store liquor in a cooler or back pack, etc. hidden from public view and refrain from drinking until on your friend's site with their permission.
- Campers are permitted alcoholic drinks at the camper's beach provided these drinks are kept in a cooler or back pack, etc. and all empties are carried back to their site. Extreme care must be taken to avoid leaving broken glass behind. Campers are required to be as discreet as possible and exercise good behavior so as not to negatively affect the enjoyment of families at the beach. Good etiquette includes no unnecessarily loud or boisterous behavior, clean language, music volume kept suitable for your table only. The code of behavior here is largely self-regulated by the campers for their enjoyment but this privilege may be revoked at any time at BWC management's discretion.

The Public Beach (long beach accessible from various locations at main parking lot) is a non-alcohol use area for day pass holders. BWC seasonal campers may have alcoholic beverages there as long as they follow the same protocol as for the campers' beach with one exception – no glass bottles/containers permitted in the beach area without staff permission.

**NEW: Marijuana Use:**

Canadian lawn regarding marijuana use must be strictly followed in the park. For purposes of legal interpretation, a camper's lot is considered his home away from home.

No driving of motorized vehicles on park property while under the influence of marijuana. If and when marijuana smoking for recreation use is legalized, users should follow the same code of behavior described under Alcohol Use.

**NEW: Illegal Drug Use:**

All applicable Canadian laws regarding illegal drug use apply in the park.

Trafficking of mood enhancing drugs in the park will not be tolerated.

**NEW: Cigarette Use:**

Cigarette smoking is permitted throughout the park but remember cigarettes are a serious fire hazard.

Cigarette butts must be kept on your person until they can be safely and properly disposed of. Cans are provided at most public areas for this purpose. Once dead out, they can be disposed of in garbage cans.

Be extra careful not to drop cigarette butts on beaches, in play areas or near forested areas. Under no circumstance should cigarettes be smoked while driving ATV's, motorcycles, etc.

All smoking material must be kept in your vehicle while driving in the park and safely disposed of when you reach your destination.

Under no circumstance should smoking material be tossed out of vehicle windows.

No throwing of cigarette butts on the ground on park property.

**Identification:**

Any person failing to provide photo I.D. (ie. driver's license) upon request can be requested to leave the park and be reported to the Ontario Provincial Police.

### **Reservations:**

Information pertaining to lot rental rates and camping reservations can be obtained through the BWC website, the office staff or by calling (705) 360-3100. Our camping season is from May 15<sup>th</sup> – October 15<sup>th</sup> each year.

### **Full Season Camping (Seasonal):**

Most sites at BWC are booked for the entire summer season.

### **New Campers:**

To reserve a campsite for the season, prospective new campers must register with BWC staff and pay a \$100.00 non-refundable fee which will be credited to their annual campground fee. Normally only ten (10) new names are accepted each year on a “first come first serve” basis. BWC reserves the right to refuse camping privileges at its discretion.

Only trailers less than fifteen (15) years old will be considered for seasonal occupancy.

Seasonal campers wishing to move to another lot should place their name on a waiting list that is maintained by park staff.

Lot assignments will be made for campers using the following order of precedence:

1. Campers who had a site last year.
2. Campers on the “wish to move” list.
3. General public on a first come first serve basis.

Seasonal campers must declare their intention to retain the use of their site by March 1<sup>st</sup> of each year. Final date for registration and payment in full for the season will be April 30<sup>th</sup> of each year. Failure to do this will result in forfeiture of their lot. Extensions may be granted for exceptional circumstances by application in writing to park management.

Campers may exchange lots with management’s approval. Both campers must submit their intentions in writing to park staff **before** an exchange can occur.

### **Short Stay Camping (Overnight, Weekly, Monthly):**

A variety of sites are available for shorter stay or overnight campers. As availability of these sites changes daily, current information must be obtained from the BWC website or from office staff. There are no restrictions on trailer type for short stays. All campground facilities and functions are available to overnight campers. No sheds, decks, gazebos, etc. are allowed to be built on overnight sites. The site must be left clean and empty when camper leaves. All other campground rules and regulations apply. Short term campers are not allowed any free guests.

### **Visitors:**

All seasonal campers are allowed guests. Guests must pay the appropriate camping or day use fees as indicated at the office or on the campground website and follow all campground rules and regulations. Seasonal lot owners are permitted some free visitors described here as registered guests.

Seasonal campers are issued 25 free passes per site to be used annually.

Please see chart below for guest rates.

## GUEST RATES

	Number of Free Passes Required	Registered Guest	Normal Guest Rate
Day Use Only (until midnight)	1	1 Adult (children under the age of 16 free)	\$4.00/adult \$2.00/child (under 16 years of age)
Overnight in Lot Owner's Trailer (2 days)	2	1 Adult (children under the age of 16 free)	\$8.00/adult \$4.00/child (under 16 years of age) *one day use fee refunded if guest leaves before noon the next day
Overnight in Guest's Tent/Trailer on Lot Owner's Lot	Not applicable	1/2 Overnight Fee	1/2 Overnight Fee

### Camper/Visitor/Campground Liability:

For the most part, the camping facility is unsupervised. The owner and its staff accept no legal liability for personal injury to the users of the park, nor property damage, theft of and/or vandalism to the property of the users of the park.

All users of the park hereby agree to assume all risks of personal injury, property damage, theft of and/or vandalism to property and hereby release the park owner and its staff from any and all liability associated with the use of the park.

Campers assume full responsibility for their visitors.

All campers are encouraged to ensure that they have obtained adequate insurance coverage.

### Campground Security:

Security is provided by park staff. Additional security may be hired as required.

### A-Frame Use:

The A-Frame is intended for day user activity and for special events at a cost. Reservations for special events must be coordinated through the park attendant. Alcoholic beverages are not allowed in this area without special permission.

### Beach Facilities:

- **Main Beach:**
  - Open to all campers unless a private function is being held at the A-Frame area. When this occurs, the beach area close to the A-Frame is reserved exclusively for the private function but the remainder of the beach is available to campers.
  - The main beach closes daily at 8:00pm.
  - No glass bottles are permitted.
  - See section entitled "Alcohol Use" for beach protocol.
  - Cigarette butts must be placed in containers provided, not on the ground.
- **Campers' Beach:**
  - Is for the exclusive use of campers. Children under twelve (12) years of age must be supervised by a parent or guardian at all times.

- See section entitled “Alcohol Use”.
- The campers’ beach is always open but users must be quiet after dark.
- For everyone’s safety, a rake is provided for campers to repair minor damage or holes created by their children.
- Smoking is permitted but all cigarette butts must be placed in containers provided, not thrown on the ground.
- Keep tables clean, treat all playground and other equipment with respect.
- Bring trash home or use trash cans provided which are emptied daily

**Motorized Vehicles:**

• **Vehicles Licensed for Highway Use:**

- Must enter and exit park from the main entrance only and pass through the security gates.
- Drivers must have a valid driver’s license and proof of insurance and follow all Ontario driving regulations to drive in the park.
- Drivers must obey posted speed limits and be prepared to stop at any time
- See “Penalties for Speeding” section.
- Due to the high number of children, other pedestrians, cyclists, motor vehicles, and narrow roads, etc., the park is a bad place for beginner drivers. Drivers with a “Beginner License” only are not allowed to drive in the park.
- Any vehicle deemed by staff to be excessively noisy or otherwise not conforming to the regulations may be banned from the park.
- Highway vehicles should be parked on camper’s lots or visitor parking sites provided, not on side of park roads impeding traffic flow or in vacant campsites.

• **ATV’s, Dirt Bikes, ETC:**

- Drivers of off-road recreational motorized vehicles must have a valid driver’s license and proof of insurance to drive in the park.
- This must be provided to office staff annually or as required.
- ATV’s must be tagged with their lot numbers by staff prior to entering the park and tags kept in legible condition while on the property.
- Approved helmets must be worn at all times when operating ATV’s in the park.
- Off-road vehicle operators agree to follow all park rules pertaining to their operation in the park.
- During the camping season, along with the main entrance, a second access to the park located between Lots 28 and 29 Blueberry Hill is available to ATV users only.
- Posted speed limits will be strictly enforced (see Penalties for Speeding) and generally consist of 10km/hr in campsite areas and 20km/hr on main roads.
- Extreme caution must be exercised at all times due to presence of children, pedestrians and other traffic and variable road conditions.
- Please show respect for fellow campers by driving below the posted max speed limit when possible, to reduce noise levels, dust and risk of accident, especially after dark.
- The same rules regarding drinking and driving on public roads outside the park apply in it. No drinking and driving or driving privileges in the park will be suspended.
- The use of motorized riding toys by children is restricted to their family lot and must be kept off park roads.
- Campers who wish to permit unlicensed children to drive motorized vehicles must do so outside the park. No going to the beach, the garbage, to visit friends or to the store, etc.
- To assist campers who wish to enter/exit the park with unlicensed drivers, BWC allows them to take the most direct route from their site to the exit while being closely supervised by a responsible adult to ensure all park rules and safe driving practices are followed.
- Children may be passengers on ATV’s with a licensed driver as long as the licensed driver is in full control of the vehicle. No children under twelve (12) years of age should be steering for dad, mom or grandpa, etc.
- Remember that pedestrians, bicycles, etc. have the right of way but should yield to motorized traffic as soon as possible to facilitate optimum traffic flow.

- **Esker Aggregate Property:**
  - Most of the land immediately south of BWC is owned by Esker Aggregates.
  - Gravel extraction and processing is ongoing in many areas.
  - All pit areas are posted “No Trespassing”. Any campers caught trespassing in the pit with a motorized vehicle hereby agrees to have his camping privileges revoked and risks being charged with trespassing.
  - Esker Aggregate has graciously allowed ATV users access to the non-posted trails on their property as long as no trespassing in the pit areas occurs.
  
- **Water Craft:**
  - Should be operated in accordance with all laws and regulations enforced by the Ontario Provincial Police.
  - BWC has deemed personal watercraft hazardous and a nuisance due to the amount and variety of other traffic on the lake. They are not allowed on park property.
  - Should be stored at campers’ lot or at one of three trailer storage areas:
    - Boat launch
    - Beaver Creek parking
    - Blueberry Hill parking
  - See Dock Section

**NEW: Penalties for speeding:**

- First Offence
  - Verbal warning
  - \$25.00 ticket
  - Warning recorded by staff
- Second Offence
  - \$25.00 ticket
  - 1 week loss of vehicle card access to park for all users of that lot and their loss of all driving privileges in park.
- Third Offence
  - \$25.00 ticket
  - 1 month loss of vehicle card access to park for all users of that lot and their loss of all driving privileges in park.
- Fourth Offence
  - \$25.00 ticket
  - Loss of vehicle access to park for the remainder of season for all users of that lot and their loss of all driving privileges in park.

**Docks at Camper’s Boat Launch:**

Use by children only when under adult supervision.

Follow regulations posted at dock.

Docking fees are as per rates listed annually.

Only a limited number of shoreline boat parking spots are available for rent at \$25.00/month or \$100.00/season. Car topper size boats less than 14’ in length will not be allowed on the shoreline. These boats can be stored in the storage boat rack on site at the same rates or stored at no charge on camper’s lots or on trailers at the boat launch, Beaver Creek or Blueberry Hill parking areas.

Boats occupying a rented spot must be identified by a numbered tag matching their spot provided by park staff.

Non-motorized watercraft must be parked at your lot, on a trailer at the trailer parking areas specified, or along the shoreline west of the camper’s beach at the non-motorized watercraft parking. These include: kayaks, canoes, paddleboats, etc.

All boat operators require an operator card on board by law.

### **Bicycles:**

Use of bicycles within the park after dark is discouraged. If bicycles are required after dark, bicycle lights **must** be in operation.

Bicycle operators should exercise caution, due diligence and respect with regard to fellow cyclists, pedestrians, motorized vehicles and right to privacy of campers.

Lot owners will be held responsible for the behavior of cyclists from their lot. Please teach your kids to drive their bikes safely.

### **Drinking Water:**

The water station at the entrance of the park is set up to pump on demand. This water is posted as **NOT POTABLE** and **must not** be used for consumption purposes. Nevertheless, do not wash vehicles or equipment of any sort in or around the water station. Campers now have the choice of chlorine-treated or non-treated well water.

### **Noise Regulations:**

All campers have the right to enjoy their campsite in relative peace and quiet without interference from excessive noise, yelling or loud music from neighbors. Music, TV, voice or other socializing sounds should be kept to the minimum volume level possible for a camper's enjoyment so that neighboring campers can do the same. A rule of thumb is, "if at any time, campers' voices or music can clearly be heard from the road, it is too loud."

During quiet time from midnight to 9:00am, socializing is allowed but music must be kept very low so as not to be heard from neighboring lots and voices kept to quiet conversation tones. No yelling or loud laughing that could keep the neighbors or their kids awake.

### **Electrical Generators:**

Only inverter-type or generators deemed sufficiently quiet may be used in the park. Generators rated at less than 50 decibels (DB) generally meet the requirement.

Generators must have a proper muffler for noise and spark control. Excessive generator noise at any time will not be tolerated. Please exercise consideration for your neighbors when using generators. Normally generators are used to charge batteries which supply all the trailers needs. This usually involves a generator running less than 4 hours per 24 hour period. Generators should not be run unnecessarily. Quiet time is from 12:00 midnight to 9:00am.

### **Use of Chainsaws or Other Noisy Tools:**

Unless otherwise authorized, chainsaws or noisy tools may only be used at campsites from May 15th to the last Friday in June and after the Labor Day weekend in September.

During the months of July and August, chainsaw and other noisy tool use at campsites is restricted to Monday, Tuesday and Wednesday between the hours of 12:00 (noon) to 4:00pm.

Excessive stockpiling of firewood at your campsite is discouraged.

### **Dogs:**

Dogs are not allowed on the beaches, in picnic areas or in playground areas. Dogs must be kept under control and on a leash when walking through the campground. Dogs may be kept loose on camper's lot providing they can be controlled. If a dog wanders off his lot, the camper will be required to keep the dog tied up on the lot at all times. Dogs are permitted at both boat launch areas. Owners are responsible for picking up and disposing of

dog droppings in garbage bins.

Pit bull varieties are not allowed in the park.

Instances of dogs exhibiting aggressive behavior while off their lot or biting campers will not be tolerated.

Excessive barking will not be tolerated.

**Camp Fires/Garbage:**

Campfires **must** be attended at all times. Fires are allowed in camp-provided or approved fireplaces only. A fireplace cannot be moved to another location. The height of a fire must not exceed twelve (12) inches above the grill. Campers should keep water at hand on their campsite for fire-fighting purposes. Ministry of Natural Resources and Ontario Fire Code rules and regulations will be observed at all times.

An approved fireplace consists of pit diameter no greater than 36 inches with a permanent grate no greater than 18 inches high. See park staff for any specifications.

**NO BURNING OF GARBAGE IN CAMP FIRES AT ANY TIME. BRING ALL GARBAGE TO BINS AT PARK ENTRANCE.**

No outside garbage cans at campsites. Keep in trailer or shed until ready to bring to bins.

**Emergency Fire Fighting Equipment:**

Campers must not tamper with emergency fire-fighting equipment. All emergency equipment is color-coded red. In case of a fire, campers should immediately notify park staff. If not during regular staff hours, inform a fire crew member and call park owner. "What to do" signs are posted on bulletin boards and at all washroom locations. Water barrels provided throughout the park for camper protection must not be tampered with or used for other purposes.

**Fire Safety Plan:**

The Big Water Campgrounds fire safety plan attached forms part of these regulations.

**Trailer Dumping Station:**

Please respect others when flushing tanks or dumping honey wagons. The dumping station water tank is to be used for flushing only - not for washing vehicles. It may also be used for fires if a need should arise. Use a hose connected to your honey wagon to dump directly into the dump station inlet to avoid spillage and associated clean up. Two honey wagons are kept at the dumping station for campers' use along with a hose to facilitate dumping. Please advise staff if any problems with this equipment is observed.

**Firearms:**

The use or discharge of any type of gun or firearm is not allowed in the park. This includes rifles, handguns, shotguns, bb guns, pellet guns, paint ball guns, archery or cross bows, etc. Any camper who wishes to store any of the above on their lot must obtain permission from park management and complete the Firearm Declaration.

Park management reserves the right to refuse possession of firearms in the park.

**Respect for Nature:**

Management wishes to maintain the Big Water Campgrounds as natural as possible. In order to meet this objective, user cooperation is required. These are some simple guidelines to follow:

- Do not damage the trees; removal of bark, axe cuts or nails shortens their life. Do not tie rope, wire, string or cord of any kind to trees. See park staff if some attachment procedure is desired.
- Dead or dangerous trees may only be cut by or with the approval of park staff.



- Do not feed or attempt to feed wild animals.
- Remove garbage daily from campsites to the container in the main parking lot as wild animals are attracted to garbage.
- When in doubt, speak to park staff.
- Make every effort to maintain a clean campsite.
- Staff will remove any unauthorized attachment to trees.

**Bear Policy:**

The Big Water Campgrounds bear policy attached forms part of these regulations.

**Trailer Sales:**

Big Water Campground management must be notified prior to any trailer being advertised for sale.

**Trailer to be Sold Off Site:**

- Trailer owner may sell their trailer privately off-site at any time with no restrictions.
- Once sold, trailer must be removed immediately to make lot available to rent as soon as possible by Big Water management.
- Site must be left clean and in a rentable condition by trailer owner.
- Campers on the campground waiting list will be offered the opportunity to rent the site for the remainder of the season.
- If site cannot be rented then seller forfeit's remainder of seasonal lot rental.

**Trailer to be Sold On-Site:**

Where trailer is to be sold on site and new owner wishes to rent the site as a seasonal, then:

- Trailer must be less than fifteen (15) years old.
- The new owner must be approved by park management to become a seasonal lot holder.
- In consideration of improvements made to the site and moving to the head of the waiting list, the new owner must pay a Lot Transfer Fee of 10% of total trailer sale price (based on fair market value) to Big Water Campgrounds in addition to regular seasonal prorated lot rental fees.
- A Lot Transfer Agreement outlining the specifics of the transaction is signed by all concerned parties.

**Lot Improvements:**

See Lot Improvement Standards attached.

Any addition, gazebo, deck, shed, etc. must be approved by park staff. Factors taken into consideration will include lot size, appearance and dimensions, location in lot, permanence, ease of removal, etc. Restrictions may vary from lot to lot.

Lot occupier is responsible for any tax assessment implication arising from improvements.

Improvements must be made so as not to prevent removal of the occupant's property.

Unless agreed otherwise, the occupant must leave the lot in its original clean vacant state upon termination of lot lease.

Temporary privacy fence construction may be allowed under special circumstances with management's approval. Normally no fence or gate construction by campers is allowed in the park.