

LICENSE OF OCCUPATION

BETWEEN:

2055176 Ontario Inc. o/a Bayfort Camp Joseph E. Ogden
(Complete Legal Name) CAMPGROUND OWNER/OPERATOR (Hereinafter the "OWNER")

- AND -'s

Name: _____ Date of Birth: _____
(Site User/Contracting Party: hereinafter the "OCCUPANT") #1

Name: _____ Date of Birth: _____
(Site User/Contracting Party: hereinafter the "OCCUPANT") #2

PERMANENT HOME ADDRESS: _____

City/Town: _____ Province: _____ Postal Code: _____

Telephone: Home.: _____ Cellular: _____

Address on the Driver's License the same as the Permanent Home Address: Yes _____ No _____

Insurance Company Name _____ Policy # _____

Campground assigned on policy as co-insured Yes _____ No _____

Period of coverage From _____ To _____

Vehicle Licence Plate #: _____ E-mail Address: _____

The Owner has agreed to grant a license to the Occupant to use the following site with the services specified:

2055176 Ontario Inc. o/a Bayfort Camp, 3321Ogden's Beach Road, Port McNicoll, Ontario L0K 1R0

The license of use of the Site by the Owner to the Occupant shall be in consideration for and subject to the following terms and conditions: A 365 day license for a term commencing on the 17th day of May 2024, and expiring on the 15th day of May, 2025. It is expressly acknowledged that there is no representation or assurance by the Owner to the Occupant that this license will be renewed annually and absent any written agreement of renewal of this license for any period, the Occupant shall vacate the site at the end of the term.

The Park is closed from October 15th, 2024, to May 16th, 2025 with no water, sewer, road clearing, or other services and only pre-authorized, limited access to the Site will be permitted.

License charge for use of the Site is \$3,300.88 plus \$429.12 13% HST = \$3,730.00 per year, plus the following:

Water _____ Hydro _____ Sewers _____ Recreational Vehicle Winter Storage \$226.00

Seasonal Occupants \$3,100.88 plus Tax \$403.12 = \$3,504.00

Recreational Vehicle Winter Storage \$ 200.00 plus Tax \$ 26.00 = \$ 226.00

Total Fees for 2024 \$3,300.88 plus Tax \$429.12 = \$3,730.00

In the event of a Park operations shut-down or opening delay imposed by governmental, public health or other regulatory authorities, the License charge shall nonetheless be payable in full, subject only to the Owner's sole and exclusive exercise of discretion, which may be unreasonably exercised, in determining whether the License charge shall abate during the period of shut-down or delay, as the case may be.

License of Occupation continued

The Occupant and following persons may use the site, provided this License is operative and in good standing

Occupant

Children

Under the age of 19, Date of Birth

The Occupant agrees to abide by the terms of this license agreement, and to ensure other permitted Site users abide by the terms of this agreement.

Camping is an outdoor recreational activity. The participants known as campers leave their permanent residence and enjoy amenities and natural features of the outdoors. A campground is a designated area where seasonal camping takes place.

1. It is agreed by the parties that the intended use for the Site is for seasonal recreational and vacation purposes only. The Park is designed and intended for use-for seasonal or temporary campground and recreational use only and as such the trailer on site cannot and shall not be used as a permanent or principal residential or home address. No commercial uses or activities shall be engaged in at the Site or the Park by the Occupant or persons permitted at the Park by the Occupant.
2. It is agreed by the parties that the actual use of the Site shall be for seasonal, recreational purposes for temporary periods of time only and as further restricted by periods of Park Closure. As well, during any use of the specified site by the Occupants, the Occupants shall maintain a permanent residential premises elsewhere than at the Park that the Occupants have unlimited access to and it is acknowledged by the Occupant that zoning for the Park prohibits residential uses of Sites in the Park.
3. It is agreed and understood between the Owner and the Occupants that the word "trailer" as set out in paragraph 1 above, shall include Recreational Vehicles and Travel Trailers and shall also include Mobile Homes and cottages.
4. It is agreed and understood between the parties that the words "seasonal" or "temporary periods of time" as set out in paragraph 2 above may include periodic or recurrent use pertaining to all seasons of the year but shall not include use of the Site when the Park is closed.
5. This license is for the occupation of the Site only and the Occupant acknowledges that he is a licensee with respect to any facilities assigned to him and is deemed to have willingly assumed, without restriction, all risks arising out of his use of the Site and the Park.
6. All charges for a deposit, storage, rent, services, etc., are due and payable when invoiced (a schedule of deposit and added charges is attached to this License Agreement)
7. All deposits are non-refundable and are held against the final balance owing in any year. The deposit is forfeited as liquidated damages and not as a penalty upon breach of any term of this agreement.
8. In addition to the Site, the Occupant shall have the use in common with others so entitled to all common areas provided without additional charge. This license may be renewed solely at the discretion of the Owner from year to year save and except any adjustment in the fees charged, unless terminated by either party, in writing, on or before September 30th of each calendar year.
9. In addition to the foregoing, the Occupant shall pay in addition any taxes, assessments, levies, or license fees imposed by any authority on or as a result of any equipment, fixtures, improvements, furnishings or vehicles erected, placed or left on the Site by or on behalf of the Occupant which additional charges shall be payable immediately upon receipt of any notice or demand for payment received by the Owner and conveyed to the Occupant.

License of Occupation continued

10. The Occupant shall not cultivate, produce or distribute cannabis anywhere on Park lands, the Site, or in the Occupant's trailer.
11. Lawful consumption of alcohol or any other substance that may impair cognitive judgment and mobility, and the smoking of tobacco, cigarettes, or cannabis, is permitted on the Occupant's Site only and is prohibited in all common areas of the Park unless otherwise permitted as designated in the Park Rules; however, in the event that consumption or smoking on the Site is the subject of valid nuisance complaints by other Occupants or their visitors, as determined solely by the Owner, then the Owner may further restrict such on Site consumption or smoking as deemed by the Owner to be appropriate.
12. The Occupant hereby acknowledges receipt of and agrees to be bound by the terms and conditions of the Rules of the Park as presently in existence, being Schedule A hereto, or as may be reasonably established or at the discretion of the Owner modified from time to time. The provisions of this License and any Rules are subject to compliance with the provisions of the *Human Rights Code*. Amendments to this license, at the sole discretion of the Owner, may be instituted with written notice to the Occupant. If the Occupant objects to the amendment to the Park rules, the Occupant may, upon written notice to the Owner within seven (7) days of receipt of such amendment, terminate the license and leave the Park within 14 days of delivery of written notice to the Owner with no penalty.
13. The Occupant hereby undertakes and agrees that he will inform any family members and guests, visitors or other persons attending at the Occupant's Site as to the Park rules, from time to time. The Occupant is responsible for the observance of the Park Rules personally or by his permitted family members, guests, visitors or other persons attending at the Occupant's site or in the Park with the Occupant's permission or knowledge.
14. Any failure to remit any payments required under the terms of this agreement and any breach of any of the Rules of the Park by the Occupant, his permitted family members, guests, visitors or other persons attending at the Occupant's Site, shall be deemed to be a breach of this license and this license may be immediately terminated at the option of the Owner.
15. The Occupant hereby authorizes and directs the Owner, upon termination of this license for any reason, to act as the Occupant's agent for the securing and/or removal of any of the Occupant's property from the above Site, or elsewhere in the Park, and the Owner shall not be liable for any damages thereby occasioned.
16. The Owner assumes no responsibility for, nor shall it be named as liable for any loss through fire, theft, Park closures due to circumstances beyond control of the Owner including an "act of God", flooding, power outages, contagion, forest fires, sewage or water system failures, nor shall the Owner be legally responsible in any way for collision or otherwise to trailers, additions, improvements or cars or their contents, regardless of cause. The Occupant agrees that the use of the Park or its facilities is solely at the risk of himself, his family and guests. The Occupant, his family and his guests, for themselves, their heirs, executors, administrators, successors and assigns HEREBY RELEASE, WAIVE AND FOREVER DISCHARGE the Owner, his agents, servants, successors and assigns OF AND FROM ALL CLAIMS, demands, damages, costs, expenses, actions and causes of action, whether in law or equity, in respect of death, injury, loss or damages to himself, his family or guests or their property HOWSOEVER CAUSED, arising or to arise by reason of occupation of the above mentioned site and use of the Park or otherwise, whether prior to, during or subsequent to this AND NOTWITHSTANDING that the same may have been contributed to or occasioned by the negligence of any of the aforesaid. The Occupant further undertakes on his own behalf and on behalf of his family and guests to indemnify all the aforesaid from and against any and all liability incurred by any or all of them arising as a result of or in any way connected with the license.
17. The Occupant shall, during the entire period of occupancy, at his sole cost and expense, obtain and keep in full force and effect, fire and property damage with respect to the Occupant's property on the site, and public liability insurance in an amount of \$1 Million dollars. On demand at any time by the Owner, the Occupant shall provide written proof that all such insurance is in full force and effect; furthermore, the Occupant shall notify the Owner in writing in the event such insurance is cancelled or otherwise terminated.

License of Occupation continued

18. The Occupant hereby undertakes and agrees to abide by, and comply with, all the provisions, terms and conditions of any applicable municipal, provincial or federal laws and regulations and any failure to do so may be deemed to be by the Occupant, his permitted family members, guests, visitors or others attending at the Occupant's Site with the Occupant's permission, a breach of this License and, at the Owners' sole discretion, grounds for immediate termination of this License, upon which the trailer shall be removed from the Site and all occupancy at the Site shall cease, with no refund of any deposit held by the Owner in respect of this License.
19. The address for notification to the Occupant of a Notice to be given under the term of this license, or otherwise, shall be at the permanent home address of the Occupant as set out above, unless written notice of a change has been given by regular first-class mail. Any notification pursuant to the terms of this license shall be deemed to have been received five working days after it is mailed by regular mail or immediately if delivered to an apparently adult person at the address.
20. In the event of any default of any of the terms and conditions of this License agreement, including a breach of the Park Rules, and except where otherwise stated, the Owner shall have the following rights:
 - a) On fourteen days prior written notice of default delivered, or deemed received under the terms of this license, to terminate this License agreement and re-enter upon the above Site and repossess it.
 - b) To sue for any overdue payments or damages arising out of a breach of this license together with interest, (at the Courts of Justice Act Rate), Legal Costs together with any other costs of any nature or kind which may be incurred in repossessing the Site and collecting overdue payments or damages.
 - c) To seize any goods or property on the Site subject to any applicable provisions of the law and to sell the same to recover any monies or damages owing.
 - d) To bar the Occupant, members of his family, guests, visitors or other persons attending at the Occupant's Site or at the Park with the Occupant's permission from:
 - i) staying past 6:00 p.m. on any night of the aforementioned fourteen (14) days;
 - ii) attending or participating in any common activities as may be held in the Park.
21. The Occupant acknowledges and agrees that no sales shall be advertised or conducted on any Site and the Owner strictly reserves the right to act as the exclusive sales agent within the Park with respect to the sale of any trailer or structure.
22. This license is personal to the Occupant and is not assignable unless the Owner consents, which consent may be unreasonably refused.
23. In the event that this Site shall be repossessed under the terms of this license, any goods including any trailer that the Occupant has left on the Site shall be deemed to be an article as defined by the *Repair and Storage Liens Act* of Ontario, (hereinafter referred to as "the Act"), and may be removed by the Owner who shall be deemed to be a lien claimant and storer under the Act, to whatever location the Owner deems appropriate and the Owner in such removal and storage will not be responsible for any loss or damage to such goods. The Occupant will be responsible for any storage costs and moving costs incurred, together with any outstanding rent or charges or any other monies due under this agreement and the Owner may recover costs and/or monies owing in accordance with the provisions of the Act.
24. Notice is hereby given that entry to the Park is permitted only for activities conducted in accordance with this license and the Rules as they exist from time to time and all other activities are prohibited in accordance with the provisions of *The Trespass To Property Act*, R.S.O., 1990 c. T.21, as amended from time to time. Any person violating this notice or failing to leave the premises immediately when directed to do so shall be in violation of the said Act and may be prosecuted in accordance with its provisions.

License of Occupation continued

25. The Occupant of the Site shall exercise such care as is reasonable in the maintenance of the Site and trailers or structures on the site, including ensuring that smoke and carbon monoxide detectors are installed and fully operational in trailers and structures on the site, during the term of his License to ensure that persons entering on the Site and the property brought on the Site by such persons are reasonably safe while on the Site and shall save the Owner harmless from any claims as a result of the failure of the Occupant to do so. This clause is included to exclude and modify the Owners' liability as described above and in accordance with the exclusion and modification permitted by the *Occupiers' Liability Act*, Ontario.
26. No add-ons, additions or Site improvements shall be incorporated without prior written approval of the Owner. If such approval is granted, such add-ons, additions or improvements must be incorporated so as not to impede the expeditious vacating of the Site and removal of the Occupant's property.
27. A waiver of any one or more of the terms or conditions herein contained shall not be deemed to be a waiver of enforcement or compliance with any of the other terms and conditions of this other than those specifically waived and in no event shall any waiver be deemed to be a continuing waiver. The Occupant agrees that the Owner shall not be required to monitor and demand enforcement of the terms of this License in cases where the Occupant is not in compliance with this License.
28. By his/her signing of this license the Occupant hereby represents to the Owner and warrants that he/she has the responsibility and/or authority to sign on behalf of family members, guests, visitors or other persons attending at the Site from time to time.
29. The Occupant further agrees that while his trailer and equipment of any nature is on the Owner's premises, he will not hire or permit any person or any company, other than the Owner to perform any labour thereon or to make installation of equipment thereof; it being understood that the owner does not permit any competitive labour or services to be performed on its premises without its express written authorization. The foregoing limitation is not intended to prevent the Occupant or his family from doing such work provided such work is done in accordance with all pertinent laws and/or regulations and has been approved in writing by the Owner.

Once such work is approved the Occupant shall provide the Owner a true copy of Worker's Compensation coverage or liability insurance if self-employed.
30. The Occupier acknowledges that permanent structures of any kind are prohibited on the site and the Occupier shall not claim to be the owner of a permanent structure used or intended for use as living accommodation on the site. It is agreed that if there is a finding by a court, tribunal or office of competent jurisdiction that there is permanent living accommodation located on the site, or if such a claim is made by the Occupier, such claim or finding shall be good and valid grounds for termination of this License of Occupation
31. If the Occupant shall become bankrupt then accruing License charges together with the License charges for the three months next ensuing shall immediately become due and payable, and the term shall, at the option of the Owner, forthwith be terminated and such accelerated License charge and additional License charges shall be recoverable by the Owner as if it were License charges in arrears.
32. The Occupant shall not register this license, notice of this license or any other document related to this license nor any notice of those documents against the title to the licensed site or the Park unless he has first obtained from the Owner approval in writing concerning the form and content of the document proposed to be registered. The foregoing shall not apply to the registration of a Charge/Mortgage of License provided the notice of the License which it secures has been approved for registration as set out herein. The Occupant will be responsible for payment to the Owner for its out of pocket expenses incurred in connection with its review and approval of such proposed registration.
33. This license, including the schedules hereto, shall constitute the entire arrangement between the parties. There is no representation, warranty, condition or collateral agreement affecting this document other than as expressed herein in writing. This license shall be read with all changes of gender and number as required by the context.

License of Occupation continued

This License of Occupation form is prepared for the exclusive use by members of The Ontario Private Campground Association. Any unauthorized use of this License form is prohibited.

This Agreement signed the _____ day of _____, _____, at _____ Ontario shall be binding upon the heirs, executors, administrators and permitted assigns of the parties hereto.

Joseph E. Ogden, Owner

Signature of Owner

Name of Occupant 1 (print)

Signature of Occupant 1

Name of Occupant 2 (print)

Signature of Occupant 2

I, the named Occupant for the specified site acknowledge providing the personal information pursuant to this license agreement and confirm the accuracy of the same.

Initials Occupant 1

I, the named Occupant consent to the collection and disclosure of this personal information for the use by the owner as required from time to time to administer and enforce this agreement.

Initials Occupant 2

I, the named Occupant herein acknowledge that this contract is governed by the laws of the Province of Ontario. I further understand that the Ontario Courts are the Court of exclusive jurisdiction in the event of any Court action between the parties.

Initials Occupant 1

Initials Occupant 2

I, the named Occupant herein acknowledge that providing a copy of my drivers' license is voluntary and that this information will be retained to demonstrate my permanent residency. I understand that this information will be retained and that I have been given the option of redacting any information in the photocopy I do not consent to disclosing. I consent to disclosing the information on the photocopy of my drivers' license that I have not chosen to redact.

Initials Occupant 1

Initials Occupant 2

Schedule A to amend the License of Occupation

Page 2

3. It is agreed and understood between the Owner and the Occupants that the word “trailer” as set out in paragraph 1 above, shall include Cottages, Recreational Vehicles and Park Model Trailers (as defined by the C.S.A. Standards Z-241), and shall also include Mobile Homes defined or not defined by the C.S.A. Standards Z-240.

WELCOME TO BAYFORT FAMILY CAMP

(Also referred to as Schedule B of the License of Occupation)

It is our goal at Bayfort Camp to provide services and products which enable all of our guests to enjoy family vacations in a safe, secure and enjoyable environment. **These (hereafter, referred to as “Park Rules” are written in everyone’s best interest to achieve that goal, and apply to everyone who enters the Park.** If you are ever in doubt or have questions about an issue within the Park, please do not hesitate to speak to someone in the office.

USE OF CAMP FACILITIES

The Park is closed Thanksgiving Monday until the Friday of the Victoria Day Weekend, with no water, sewer, road clearing, or other services. No access to the Park will be permitted, except from Friday to Sunday the weekend before Victoria Day Weekend.

Trailers, Mobile Homes and Cottages cannot be used as a permanent or principal residence and are not to be used when the Park is closed. All mail and parcels addressed to the Park will be returned to sender.

Payment of Site Fees for All Seasonal Occupants can be made starting May 1st.

Site Fees for all Seasonal Occupants are due the day the Park opens.

All unpaid accounts will be charged 2% per. Month.

Gate cards will not be issued or activated until lot fees are paid in full, and the License of Occupation and all supporting documents are completed. Bring all signed documents, and proof of insurance the day you arrive.

Failure to supply Up-to-date Trailer, Mobile Home, Cottage and Watercraft insurance against fire, storm damage and third-party liability will result in the immediate termination of the License of Occupation Agreement.

One Gate card will be issued to each Occupant. A deposit is required for each card. There is a replacement fee for a new card if your card is lost or damaged. **Return all gate cards to the office on or before the last day of the season. Your deposit will be returned at that time.** Gate cards once issued may not be transferred to anyone else.

THE SEASONAL TRAILERS, MOBILE HOMES, COTTAGES AND CAMP SITES

Park Grounds are communal and include all of the waterfront area of the Park.

The area of land designated for an individual Seasonal Occupant site or Camp Site are for the exclusive use by the Seasonal Occupants and Campers. The area of usage will be determined by Park Management. Park Management reserves the right to clarify any discrepancies.

Washrooms are open 24 hours daily. Please help us to maintain clean washrooms. Notify the office when washroom facilities are not as they should be.

One Family allowed per Seasonal Occupant Site and each Camp Site. A family consists of parents who have signed the License of Occupation or have registered for a Camp Site, and their unmarried children 18 years and younger. All others including family members are considered visitors and must pay a visitor fee.

Seasonal Occupants and Campers, will ultimately be held responsible for all persons visiting their unit or site. Seasonal Trailer, Mobile Home, Cottage and Camp Occupants must be present when visitors are on their site. In the event of behavior likely to cause offence or damage to any other user of the Park or the facilities, Park Management reserves the right to remove any offenders and/or the Seasonal Occupant(s) or Camper(s) from the Park without warning.

Renting trailers or allowing others to use your Seasonal Trailer, Cottage or Mobile Home is not allowed.

All Visitors must sign-in at the office upon EACH visit, pay the visitor fee and obtain a vehicle tag and gate card. Visitors arriving in an occupant's vehicle must sign-in at the office and pay the visitor fee. Visitor Fees apply to each person in the vehicle over the age of 18 years.

One (1) visitor vehicle with 4 visitors will be allowed at a site. It is strictly prohibited to park on other sites, or in the communal areas or weekend tent and trailer sites.

Seasonal and Camper Occupants will be responsible for paying unpaid visitor fees.

Visitors are expected to vacate the Park before 7:00p.m, from Sunday to Thursday and 9:00p.m. Friday, Saturday and Sunday on Long Weekends. Gate cards are to be returned by the visitor, when the visitor vehicle is Parked in front of the Office. Gate card deposits will only be returned to the visitor.

Visitors are not allowed to bring watercraft including boats, jet skis, and their related hauling trailers into the Park.

GENERAL PARK RULES

Trailers Seasonal Trailer length, including fifth wheel trailers, can't exceed exactly 30 feet measured from tip of tongue, or fifth wheel hitch, to end of back bumper.

Utility sheds are limited to one shed per Site. Sheds must be purchased and constructed of metal or plastic. A maximum of 64 sq. feet is allowed. Sheds are to be used for storage of possessions.

Parking Seasonal residents are allowed no more than 2 vehicles. Do not bring your work or business trailer into the Park.

Watercraft Including boats, jet skis, and their related hauling trailers cannot exceed 14 feet in total length and are to be parked on the seasonal, or camper's site. Watercraft over 14 feet need to be stored outside of the Park. Absolutely no parking of trailers or watercraft related hauling trailers or vehicles allowed on communal areas, other seasonal sites or empty weekend tent or trailer sites.

Repairs and maintenance of vehicles and watercraft is not permitted in the Park.

Tents, all tents are restricted to the designated tenting areas of the Park. No tents of any description are to be used for overnight accommodation on a Seasonal Site. Tent sites accommodate only one family consisting of parents and children 18 years and under.

Site condition, all Seasonal Sites are to be maintained in good condition. The occupants of each Site are responsible for the general upkeep of their Site. Park Management will give 14 days' notice to improve the general upkeep if it is not maintained. Park Management reserves the right to terminate the License of Occupation if upkeep is not improved

Privacy, be considerate of your neighbors, privacy and space. Please do not, walk-on or pass-through other sites, or allow your children to, without permission of the seasonal occupants or campers.

New building construction, changes to building structures or plantings are NOT allowed without permission of Park Management.

Tarps are **NOT** allowed as windbreak or to cover a Trailer, Cottage or Shed. Winter tarps must be removed by the May Long Weekend of any given year.

Noise is to be kept to an **Absolute Minimum** between 11:00p.m., and 8:00a.m., by all Seasonal Occupants and Campers. Excessive noise will not be tolerated at any time of the day. Excessive noise is defined as any sound that Park Management deems to be causing a disturbance to other users of the Park. Turn car stereos down when entering the Park and do not use them to provide music while in the Park. Your music is for your enjoyment only, loud enough for only you to hear.

Children your children are your responsibility and must be supervised at all times. They must be on their sites by 11:00p.m. unless they are accompanied by their own parents

Children 18 years and under are not allowed to stay in the Park if they are not accompanied by their **OWN** parents.

Children up to the age of sixteen (16) must wear a helmet at all times when riding bicycles, skateboards etc. in accordance with Ontario Laws. Bicycles and skateboards must be on respective Sites by dusk.

Trees, shrubs, hedges, etc. will be maintained by the Park and are not to be trimmed, pruned or cut down by anyone else. Do not drive nails into our trees, and remove all patio stones and bricks at the base as the trees are not able to absorb enough rain water to keep them healthy. Chain Saws are not allowed in the Park.

Grass cutting is the responsibility of the Seasonal Occupant. Charges will be applied to your account if the Park has to cut your grass.

Watering of plants grass, etc. is not permitted. We operate on well water. The iron content of the water results in some discoloration, but does not affect the water quality. Washing of vehicles and or watercraft while on the property is prohibited. Water timers are prohibited. Our water system cannot handle the extra demand.

Animals, Only dogs, cats and other domestic animals can occupy Seasonal Sites. Maximum of 2 animals combined per site.

Under Ontario Provincial Law, dangerous dogs Pit-bull, Rottweiler, Doberman etc. are not allowed in the Park.

Dogs are not allowed in the common areas of the Park including the beach. There is access to swim in front of the Mobile Homes and at the Boat Launch. It is the responsibility of the pet owner to pick up any foul from their pets. Keep your pet quiet, on a leash and under control at all times. Complaints about a dog barking excessively will require the dog to wear a bark collar. Any behavior deemed to be aggressive, including biting, can be cause for immediate eviction of the animal. If the owners do not remove the animal from the Park they will be evicted without seasonal fee refund.

Wildlife, our campground is located in a rural area and shares a natural habitat with wildlife including skunks and raccoons. Protect your Seasonal Trailer, Mobile Home, Cottages, Camper Trailers and Tents from being damaged by these animals. Do not feed the wildlife. Park management at no time shall be liable for any damages caused by these animals to a Seasonal Trailer, Mobile Home, Cottage, Camper Trailer or Tent under any circumstances.

Swimming in the Park is not supervised by lifeguards and all water access is a “swim at your own risk” area and is only allowed during daylight hours. Supervise your children at all times.

Playgrounds and Common Areas are “use at your own risk” areas. Use only during daylight hours and supervise your children at all times.

Trash is to be disposed of in the dumpsters at the Park entrance. Garbage is not permitted from outside the Park. Large items such as construction/renovation materials and furniture **MUST** be disposed of at the local landfill by occupants. Metal can be placed next to the office for the Scrap Man.

Fireworks, firecrackers, firearms, air guns, slingshots, are not allowed in the Park.

Alcohol and Glass Containers including glasses or bottles are only permitted on your site.

The smoking of Cannabis is permitted on the Occupant's Site only and is prohibited in all common areas of the Park including all Non-Smoking areas. If the consumption or smoking on the Occupant's Site is the subject of valid nuisance complaints by other Occupants or their visitors the Owner may further restrict Site consumption or smoking deemed by the Owner to be appropriate.

Do not cultivate, produce or distribute cannabis anywhere on Park land, on or in the Occupant's Trailer, Mobile Home or Cottage Site.

SAFETY

A speed limit of 5mph/8kph must be observed at all times. Children are playing

Motorcycles, mopeds, motorized bikes and golf carts are not allowed in the Park. Parking is provided next to the office. Management and Staff are not responsible for lost, stolen or damaged items left at the office. **Please do not bring these items to the Park.**

Fire Extinguisher, Carbon Monoxide and Smoke Detector; all Seasonal Trailer, Mobile Home and Cottages must be fitted with a dry powder fire extinguisher, a fully functional smoke alarm, and a fully functional carbon monoxide alarm, as per Bill 77 in accordance with General Ontario Fire Code and Ontario Building Code.

Propane, a maximum of 2 propane bottles are permitted at each Seasonal Trailer, Mobile Home and Cottage Site. They cannot be chained together or chained to a structure or tree.

The Electrical Safety Authority and Bayfort Camp require you to meet the Ontario Electrical Safety Code. You are required to have a ground fault interrupter receptacle on the outside of your Seasonal trailer, Mobile Home or Cottage and one in the bathroom connected to the outside receptacle. An in-use weatherproof receptacle cover must be installed on the outside receptacle.

All shed and deck extension cords and wiring must be CSA approved and meet the Electrical Safety Code.

Only plug 2 extension cords into the outside receptacle, and one item into each extension cord. Do not plug one extension cord into another, or splice into a cord to run more wiring.

Extension cords cannot be attached to the deck, shed, trees, trailer, cottage or mobile home in any way; they must lie freely on or around the deck.

Do not remove the end of your extension cord and re-attach it. Install a rubber gasket to ensure your extension cord does not touch the side of your metal shed.

If the plug (male end) of your trailer cord is burnt or damaged, have it replaced before you plug it in to the pole. If the receptacle on the pole is burnt or damaged do not plug your trailer in, contact the Office for assistance. Future electrical inspections will be conducted as required.

Campfires and barbecues must be extinguished before retiring for the evening or leaving the Site. Park Management will not allow fires when Fire Bans are ordered by the Township of Tay, or if they pose a threat to the safety of others.

Bayfort Camp Management reserves the right to make additions or deletions to these Rules from time to time for the general safety and efficient management of the Park.

The Camp Management reserves the right to remove any offenders and/or owners in the event of behavior that is offensive or damaging to any other user of the Park or causes occupants of the Park to be deprived of the enjoyment of their Sites. Park Management also reserves the right to terminate the License of Occupation if it deems to be necessary.

The License of Occupation will be terminated immediately if serious or unreasonable behavior is not capable of remedy. Examples of such activities are as follows:

Committing a criminal offence on the Park such as theft, bringing unlawful drugs or firearms into the Park or committing any assault on another person.

Willfully causing damage to any property in the Park belonging to Park Management, Seasonal Trailer, Mobile Home, Cottage Occupants and Campers.

I _____ (name) thoroughly have reviewed the attached document of Park Rules and fully understand and agree to them.

Seasonal Occupant Name (Print)	Signature	Site #	Date
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I _____ (name) thoroughly have reviewed the attached document of Park Rules and fully understand and agree to them.

Seasonal Occupant Name (Print)	Signature	Site #	Date
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Bayfort Camp (Print)	Signature	Date
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Joseph E. Ogden
President
2055176 Ontario. Inc.
o/a Bayfort Camp

SEASONAL RATES FOR 2024

Seasonal Occupants	3,100.88	Plus Tax	403.12	=	3,504.00
Recreational Vehicle Winter Storage	200.00	Plus Tax	26.00	=	<u>226.00</u>
Total of Seasonal & Storage	3,300.88	Plus Tax	429.12	=	3,730.00

Each Pump Out 17.70 Plus Tax 2.30 = 20.00

Our sites are for one family only. A family consists of parents and unmarried Children under 19 years of age. All others are considered visitors and must pay a visitor fee.

The Day Visitor fee is \$5.00 for each person 19 years and older.

The Overnight Visitor fee is \$25.00 for each person 19 years and older.

PAYMENTS

The site fee must be paid and the License of Occupation completed, before gate cards are issued.

Tay Township requires all assessed trailers to pay taxes. We will provide you with the appropriate information.

Accounts will be charged 2% per month on un-paid balance.

There will be a \$50.00 charge on all N.S.F. cheques.

Please refer to your copy of the Park Rules for further information.

**Joseph E. Ogden
President
2055176 Ontario Inc.
o/a Bayfort Camp**