

2017 Site Agreement

Between Names of Adults

Street Address

City/Town

Postal Code

Telephone Home

Work

Cell

Emergency contact name & tel. numbers

Auto No. 1 Make/Year

License Plate

Auto No. 2 Make/Year

License Plate

Email address

Site No.

Make, model, length, and year of trailer

And

Fairview Trailer Park Ltd., 158503 7th line, Meaford, Ontario, N4L1W5.

519-538-2631 (Park) 519 538-4000 (Head Office)

- (1) Rates for the season from April 15 until Thanksgiving are for you and your children of school age who reside at home.
- (2) All other people must register at the office. Seasonal campers are responsible for registration and the conduct of their guests.
- (3) If another person uses a trailer in the absence of the registered trailer owner/operator, regular site rates of \$20 per day or \$100 per week apply.
- (4) Should one wish to terminate this agreement, the rates set out in number (3) above commencing April 15 shall apply to a maximum as set out in 5(d) below unless special arrangements are made with the owners.

(5) Seasonal rates are as follows:

(a) \$3,239 + \$421 HST (Total \$3,660) if received by Nov. 15/16.

(b) \$3,310 + \$430 HST (Total \$3,740) paid in 3 instalments of \$1,246 if paid Nov.15/16, Feb.15/17 and May.15/17 (post dated cheques).

(c) \$3,410 + \$443 HST for a total of \$3,853 due in 12 instalments of \$321 to be paid the 15th of each month commencing Oct. 15 this year and ending Sept.15 next year (post dated cheques).

(d) \$3,410 + \$443 HST for a total of \$3,853 plus monthly interest of 2% on the outstanding balance for each month or part thereof commencing November 15/16 if other than (a), (b), or (c), above.

(6) Winter storage is included in the rates listed above provided you have signed up for the following year.

(7) Costs imposed by federal, provincial, or municipal governments shall be in addition to the fees outlined herein.

(8) No more than 2 vehicles are allowed per site...period. ATVs count as one vehicle. Each of these vehicles, including ATVs, must be registered on page one of this form. Vehicles not used on a daily basis do not constitute one of these items and may not be stored on park property.

(9) Visitor's vehicles must be parked in the area provided.

(10) All trailers and sites are to be kept in good repair and presentable condition. It is the responsibility of the seasonal camper to cut his grass and maintain his/her site. If this is not done, the park will do this and charge a fee for this service. Should the camper wish his/her site maintained regularly, special arrangements at reasonable rates may be arranged with the park managers.

(11) Location of all extra refrigerators, sheds, and any form of construction outside the trailer must be arranged with the park managers. In addition, any construction changes must be approved by the building inspector of the Municipality of Meaford and the proper permits obtained. The building inspector can be reached at 519 538-2502 ext. 1113.

(12) Electrical clothes dryers and washers are prohibited.

(13) One dog is permitted per site and must belong to the site lessee. You must clean up after your pet and NEVER permit it to run loose. Visitor's dogs are strictly prohibited unless permission has been given by the park managers.

(14) Noise stops at 11:00pm and this quiet time continues until 8:00am. Fires are to be out at 12 midnight.

(15) The trailer owners/operators who store their trailers at Fairview do so entirely at their own risk. Fairview Trailer Park Ltd. will not assume responsibility for any damage to any trailer, however caused.

(16) This contract may be terminated at the discretion of Fairview Trailer Park Ltd. for egregious behaviour. Following this, the camper will remove his/her possessions within one week of receiving notice. In this event, the rate formula set out in paragraph (3) above shall apply.

(17) The use of FOR SALE signs within the park is prohibited and all assignments of this agreement must be approved by the owners or no assignment will be accepted as valid.

(18) Rules as posted on camp premises shall apply in addition to what is indicated herein.

(19) Should seasonal owners sell their trailers, no site rental rebate shall apply per para. (4) unless and until the site becomes filled by a new tenant.

(20) A charge of \$400 (\$354 + \$46 HST) applies for those families storing a boat at Fairview. For those adding this fee to their first cheque, a \$100 reduction applies and the old rate of \$300 including HST applies. For those doing otherwise, the new rate as well as interest of 2% per month is required.

(21) A deposit of \$125 is required for hydro.

(22) The Municipality of Meaford requires that we include in our yearly contract the following:

The Owner covenants with the Municipality that each Tenant or Licensee permitted by it to use a trailer site for a continuous period in excess of thirty (30) days on the lands shall have entered into an agreement with the Owner. Such agreement shall provide that each Licensee or Tenant shall comply with the provisions of the Municipality's zoning bylaws, the provision of the registered site plan agreement for the use of a trailer site, and where no written agreement is signed by the Tenant or Licensee, the Owner covenants that it shall give written notice each year to such Tenants or Licensees of the requirement of this section.

(23) A pad fee of \$350 applies to all new site rentals as well as to campers moving from one site to another within the park.

(24) The use of golf carts, motorcycles, and ATVs is strictly prohibited for recreational use. Exceptions may be granted to persons with disabilities if formally requested and approved by the park managers.

(25) The Municipality of Meaford and Fairview Trailer Park Ltd. have agreed by contract that Fairview will always be a seasonal park. While occasional usage for trailer maintenance etc. will be allowed, this means no one will be allowed to live in their trailer in a continuous manner during the months of December, January, February or March. A camper's failure to abide by this rule puts Fairview at financial risk. Therefore, if a camper breaches this provision, that camper's contract will not be renewed the year following the breach.

(26) No trailer older than 10 years will be allowed into the park for a new or replacement site rental.

No trailer currently in the park can be resold to a 3rd party and remain in the park if it is older than 20 years.

All trailers older than 20 years that are currently in the park may stay, PROVIDED, they are maintained to a safe and reliable standard as approved by the Park Managers of Fairview or the owners Harold Rogers/Douglas Bovell.

A letter will be sent giving the tenant 60 days to bring the trailer up to an acceptable standard. Failure to do so will result in a second letter indicating the tenant's trailer must be removed by season's end. If Fairview has to remove the trailer, removal and storage charges will apply.

Notwithstanding the above, an application in writing may be made to Harold Roger or Douglas Bovell to exempt this rule. This will require that the applicant agree to an arms length appraisal, which the Park will pay for. Provided the appraisal indicates an off site value of \$10,000 or more, and provided the trailer is maintained to a safe and reliable standard, the trailer may be resold.

(27) We, the adult owners/operators of trailers within the grounds of Fairview Trailer Park Ltd. agree with Fairview Trailer Park Ltd. to the terms of this agreement.

Camper's Signature

Date

Camper's Signature

Date

Fairview Trailer Park Ltd.

Date