

2018 Site Agreement

Site No. _____

Between

Names of Adults _____

Street Address _____

City/Town _____ Postal Code _____

Email address _____ Please print carefully

Telephone Home _____ Work (M) _____ (F) _____

Emergency contact name & tel. Numbers _____

Make, model, length, year of trailer _____

And

Fairview Trailer Park Ltd.

(1) Fairview is a seasonal trailer park and the season is from April 15 until Thanksgiving and is 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) \$3,336 + \$377 HST (Total \$3,713) if received by Nov. 15/17.

(b) \$3,409 + \$443 HST (Total \$3,852) paid in 3 instalments of \$1,284 if paid Nov.15/17, Feb.15/18 and May.15/18 (post dated cheques).

(c) \$3,512 + \$457 HST for a total of \$3,969 due in 12 instalments of \$331 to be paid the 15th of each month commencing Oct. 15 this year and ending Sept.15 next year (post dated cheques).

(d) \$3,512 + \$457 HST for a total of \$3,969 plus monthly interest of 2% on the outstanding balance for each month or part thereof commencing November 15/17 if other than (a), (b), or (c), above.

(6) A one time deposit of \$125 is required for hydro in addition to the above.

(7) Winter storage is included in the rates listed above provided you have signed up for the following year. Notwithstanding this, if you have not signed up for the following year, winter storage is available with park manager approval in the amount of \$300 plus HST for a total of \$339.

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

(9) No more than 2 vehicles are allowed per site. Each of these vehicles must be registered on the form provided. Vehicles not used on a regular basis do not constitute one of these items and may not be stored on park property.

(10) ATVs and Seadoos will be stored in a designated area separate from the lessees camp site and attract a seasonal rate of \$100 and \$150 respectively.

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

(12) 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.

(13) Location of all extra refrigerators, sheds, wood piles, etc. and any form of construction outside the trailer must be arranged with the park managers. A site alteration form must be approved by 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.

(14) Electrical clothes dryers and washers are prohibited.

(15) One dog is permitted per site and must belong to the site lessee. Two dogs are permitted per site, after and only after approval by park managers. You must clean up after your pet and NEVER permit it to run loose.

(16) Visitor's dogs are strictly prohibited unless prior permission has been obtained from park managers and a fee has been paid in the amount of \$25 **including** HST per visit.

(17) Dogs belonging to park lessees and to **visitors** must be vaccinated against rabies before being allowed on park property. Proof of annual rabies shots must be provided by all park lessees and by visitors who attend per para (16) above. This is a new park regulation effective 2018 and will be strictly enforced. Veterinarian certification of this year will suffice for the coming year if a copy is attached to this contract when returned this year to Fairview.

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

(19) 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.

(20) This contract may be terminated at the discretion of Fairview Trailer Park Ltd. for egregious behaviour. Following notice of this, the camper will remove his/her possessions within one week of receiving notice. In this event, the rate formula set out in paragraph (5)d above shall apply.

Without restricting the meaning of egregious behaviour but recognizing that park life involves living in close quarters with ones neighbours, failure to respect neighbours rights by creating persistent excess noise, persistent arguments, or general persistent aggressive behaviour etc. shall in itself be deemed to be egregious behaviour.

(21) The use of FOR SALE signs within the park is prohibited. All sales of trailers within the park must be overseen by park managers and will appear on the park web site. A commission fee of 5% will apply for this service. In the alternative, the owners of the trailers must remove them and dispose of them, themselves.

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

(23) A charge of \$400 plus HST for a total of \$452 applies for those families storing a boat at Fairview. For those adding this fee to their first cheque, a \$100 reduction plus HST applies and the rate of \$339 including HST applies. For those doing otherwise, the new rate as well as interest of 2% per month is required.

(24) 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.

(25) Fairview Trailer Park Ltd. requires a signed yearly contract to comply with the Municipality of Meaford as stated in (24) above.

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

(27) Hydro meters are read monthly and it is your responsibility to ensure hydro meters are easily accessible with unrestricted access.

(28) The Municipality of Meaford and Fairview Trailer Park Ltd. have agreed by contract that Fairview will always be a seasonal park. While occasional visits 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.

(29) 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.

(30) A relocation pad fee of \$350 plus HST applies to campers moving from one site to another within the park.

(31) 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 _____

Registrations

Vehicle - Boat - ATV - Seadoo - Pets

Site No. _____

Name _____

Auto #1 Make/Year _____ License Plate No. _____

Auto #2 Make/Year _____ License Plate No. _____

Boat Make & Model _____

Boat License No. _____ Boat Trailer License Plate No. _____

ATV Make & Model _____ ATV Lic. Plate No. _____

ATV Trailer License Plate No. _____

Seadoo Make & Model _____ Seadoo License No. _____

Seadoo Trailer License No. _____

No. of Dogs _____

#1 Dog's breed & name _____

#2 Dog's breed & name _____

Number of vaccination records attached _____