



GIBB'S CAMPING & RV RESORT INC.

26 Shallow Lake Road West, Mattice – Val Cote , ON P0L 1T0

Terms of Seasonal / Monthly Contract

GIBB'S CAMPING is not responsible for the closure of the campground due to uncontrollable circumstance including but not limited to, a case of major force like fire, tornado, flood, or Municipal/Provincial Order and will not refund any Seasonal Pass.

This property is privately owned. The campers have camping privileges with the understanding that they do hereby release the Campground, its officers and employees of all liability for loss or damage to property and injury to their person arising out of their use of the camping facilities including the lake and pool, and agrees to indemnify the Campground, its officers and employees against claims resulting from loss or damage to property or injury to the person of any member of the family or guest of the registered campers arising out of the use of this camping facility.

To provide a safe, clean, pleasant and peaceful environment everyone, including visitors, must comply with all Terms put in place for this camping location. Continued violation of those Terms will constitute grounds for immediate termination of their contract with NO REFUNDS.

RESPECT MANAGEMENT AND OUR STAFF – Improper, condescending or abusive language directed to management, or the staff will not be tolerated, and could result in an immediate and permanent eviction. Disorderly conduct will result to a termination of contract and the camper will have to move the RV off the property without delay. No refunds

CAMPING SEASON - The campground will operate and provide the 3 services (water/30 amps hydro/sewer) from May 15th to September 14th. From September 15th to September 21st will have hydro ONLY. Gate will open the second week of May, if weather permits, and will be closed on September 15th.
NO ACCESS TO THE SITE WILL BE PERMITTED AFTER SEPTEMBER 21

RENEWAL FOR NEXT SEASON MUST BE DONE BY SEPTEMBER 1ST OF EACH YEAR – Your site will need to be secured for the next season with a non-refundable \$350 deposit. The deposit will go toward the cost of following season once you return. The remaining balance will have to be paid by May 1st of the up-coming season. Those not renewing by Sept. 1st will have to leave their site in a good clean state.

NOT RENEWING YOUR NEXT SEASON – Your site must be left in a good clean state even if it means that it is left in a better condition than when you took it over. You will be required to move your building/gazebo/firewood etc. by September 15th and leave any upgrades to landscaping intact (gravel, dirt, stones, etc.).

SEASONAL SITE - The seasonal site is for the sole use of 1 family (parent/guardian with 2 dependent children under the age of 21). A maximum of 4 family members unless otherwise arranged with management. Family with more than 2 children will have to pay an extra \$25/per child. Your seasonal site is not a transferable asset. Should you be away and/or not be camping during the season, no other person can be using your RV during your absence. **CHILDREN UNDER 18** - Are not permitted to stay in the park without their parents or guardian.

OVER AGE DEPENDENT AND VISITORS could be subject to a charge of \$2 per day or \$5 dollar per night for sleep over. The registered owner(s) of the RV must be on site if they plan to have visitors (visitor is a person not listed on the contract). Registered owners are responsible of their visitors' conduct. Visitors with disorderly conduct will be requested to immediately leave this private property. **VISITORS HAVE TO LEAVE BY 11 P.M.**



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ENFORCING QUIET TIME – As per the Noise By-Law, to maintain a peaceful and relaxing environment, quiet time will be enforced and monitored **between 11:00 pm to 8:00 am every day** of the camping season.

RV UNIT - Your Unit must be maintained and kept in clean and safe state. The unit must be in a movable/towable condition at all times. Wheels and tongue can't be removed/detached from the unit.

RV UNITS OVER 10 YEARS OLD - Present campers and any new campers with Units older than 10 years could be subject to an inspection to check signs of deterioration like, but not limited to, molds, rotting or infestation, making sure that all features like bathroom, shower, kitchen, pull-out sides are in good working condition and that the grey/black tanks are not leaking. Any deficiencies will need to be addressed prior to renewing or processing a seasonal application with us. Contract will be reviewed by Management on a season-to-season basis to ensure those Units don't become an eyesore or safety hazard.

SITE MAINTENANCE - Maintaining a clean site is required. Lawn cutting is your responsibility. Your lot should be free of debris or unwanted/unnecessary items. We want to provide an inviting and pleasant view to our neighbors and visitors. Should the camper leave for some time and a staff member had to cut the lawn, the registered camper will be charged a fee of \$35.00 each time. The camper hereby releases the Campground, its officers and employees/volunteers of all liability for loss or damage to property and injury to his person arising from the maintenance of the ground.

PATIO/ GAZEBO/ SHED/ WOOD STORAGE – **Please contact the Administration before planning or starting any improvement on your lot, including adding or building a shed and landscape.**

PATIO – Maximum size 12X30. Must be at ground level. Must be set up on concrete slabs or blocks. Need to be easily movable. Please submit your sketch to Management for approval

GAZEBO – Maximum size 12X12. Not enclosed, not fastened to the Unit. 1 PER LOT

SHED – Maximum size 8X8, must sit on concrete slabs or blocks, covered in vinyl or siding. 1 PER LOT

WOOD STORAGE – Should not be used as a lot divider and for safety, no bigger than 4X8X16". Only 1 cord.

LAWN WATERING AND VEHICLE WASHING - Due to limited water filtration and pumping ability, the filtered water should be reserved for personal use only. ABSOLUTLY NO lawn watering or vehicle or trailer washing is permitted.

FENCING - No fencing delimitation is permitted – Do not use firewood as a fence

SIGNS / FLAGS- should not reflect any improper statements.

GARBAGE DISPOSAL- Do not leave garbage or any food waste outside your unit including food composting as it will attract wildlife. The designated bins located at the entrance of the park are for the use of the people registered as Campers. Do not put loose rubbish in the bins. Only garbage bags should be placed in containers.



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INTERNET/CABLE INSTALLATION - Please make arrangements with Administration prior to booking your installation. If the service provider does not bury the lines, a fee to hire a crew to do the work will be charged to the registered camper.

VEHICLE AND RV MAINTENANCE - For safety purpose, maintenance or mechanical repairs on car, motorboat, ATV, RV, trailer, etc. including but not limited to oil change, break maintenance, inspection etc. can't be done on this private property. If a professional RV Repair company needs to access your Unit, please make arrangements with management in order to grant them access to your site. To know more about the rules, please contact the Administration.

VAPING/MEDICINAL DRUGS/SMOKING – Please limit the practice of those habits inside your Unit. Do not use around children. Always keep your butts in a safe and closed container to prevent fire or spill. The sale, distribution or use of illegal drugs/substances are illegal and not allowed on this private property. **Those infractions can be reported in confidence to Management.**

FIREWOOD – NO MORE THAN 1 CORD PER LOT. The wood must be fire ready (this means that no power tools are to be used on site to cut wood for fire). Skids, furniture, rail ties and so on are not permitted unless authorized by management. **To prevent rodents and insects' infestation only keep what can be used for the season.** Please contact Gilbert directly prior to making arrangement to store your wood on the property.

FIRE PIT - Campfires have to be attended at all times and must be put out by 11 p.m. **No fire during dry spell.**

PARKING - Only 2 vehicles and 1 RTV per camp site. Additional vehicles including Utility trailers, Cargo, boat/trailer or any other, will have to be parked in the visitors parking. Pedal boat, kayak, canoe should be kept on your lot if not in use. They can't stay on the beach area. For safety, keep the roads clear.

BATHROOM/SHOWER/LAUNDRY ROOM – Please keep those rooms clean after usage. Gibb's Camping reserves the right to keep those doors locked at all times if they are subject to abuse or misuse. **Please report any issues to the Management.**

OFF SEASON STORAGE – Other than the units remaining on site for a confirm next season, is not offered or permitted.

DOCK – Docks that are the property of Gibb's Camping (2) should not have any water sport equipment tied/attached to the sides. Please contact management to ensure proper storage of those equipment.

BEACH - The beach area should be kept clean and free of debris at all times. Please advise management of any misuse of this natural environment.

WATER SPORT EQUIPMENT – DO NOT LEAVE on the beach. The owners of such equipment must keep those on their lot.



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COMMERCIAL DELIVERY - If you are expecting a commercial delivery including Amazon delivery, please advise the Administration.

SELLING YOUR RV ON SITE - The campground should not be used as an outlet for selling trailers, however, should you need to sell your Unit during the camping season, your season pass will not be transferred to the new owner, and you should not expect a refund from Gibb's.

You will be required to supervise each visitors coming to view your Unit.

If the purchaser wants to keep this location, he will need to apply with Management, could be subject to a background check and will have to pay the rate posted on the Website at that time.

If your Unit is not sold by September 1st and you do not plan to renew for the next season, you will need to remove the Unit from the Campground by September 15th to free up the site.

UPGRADED LANDSCAPES - If by September 1st you do not renew for the next season, all landscape related material and installation will have to be left intact on the site. No compensation should be expected from the Management.

SITE TRANSFER – A request to transfer from your seasonal site to a premium location or one more suitable for you must be submitted and approved by management. You will have to leave the previous site in a clean and safe state including the upgraded landscape if applicable. You will have to pay the Seasonal Fee as per posted on the Website at that time. That transfer can be done at the end of the season once the last Hydro reading has been completed and before September 20th OR at the beginning of the new season between May 1 and May 15th. Please make arrangements with Management.

FIREWORKS – Management will not authorize the use of fireworks anywhere on the property or on the lake



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Seasonal Hydro Terms

At Gibb's Camping & RV Resort, all our seasonal sites are on a Hydro meter. All campers are therefore responsible to pay for the hydro they consume while occupying the site from the beginning to the end of the camping season.

HYDRO DEPOSIT - \$250 hydro deposit is required upon site rental. This hydro deposit will be applied toward the last meter reading of September.

Hydro Meter Reading – The 1st reading of the season will be conducted by July 15th.

The last reading of the season will be conducted around September 15th.

Campers will carry over the last reading of the season that will be done once we cut the power off in September. Their meter consumption will be deducted from their \$250 hydro deposit. Should the last reading represent an amount less than the \$250 deposit, the difference between the cost and deposit will be applied toward the next Camping Season. Campers not renewing for the next season, will receive their refund (if applicable) by e-transfer.

Pets are welcome

RABIES VACCINATION DOCUMENT REQUIRED

Your pet(s) must not disturb or threaten in any way the safety and peace of your neighbors. Behaviors like continuous barking or display of aggressiveness will be considered as threatening and its owner will be requested to remove the dog from this private property. We all think the world of our furry family member, however, no one should be surprised or inconvenienced by unwanted or threatening behaviours from them.

All pets must be kept on a **SHORT LEASH** inside the perimeters of your lot and should not be left unattended.

Pets are not allowed at playgrounds or any adjacent public areas (gazebo, pavilion etc.) unless they regularly demonstrate calm/proper behaviors around patrons.

Please be a responsible pet owner and help keep our grounds safe and clean.

Complaints about pets can be done in a confidential manner with management.

GIBB'S CAMPING CONTACT – 705-364-2130 / 647-284-3816 / 647-284-3810



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GIBB'S CAMPING is not responsible for the closure of the pool due to unforeseen maintenance or not favorable weather and will not refund any Seasonal Pass.

POOL PRIVILEGE

Pool privileges are not included in your Seasonal Camping Fee. You may purchase a Pool Access Season Pass to include up to 4 immediate family members, as per registered under your Unit, for \$125.00 for the season – **CASH ONLY – NON-REFUNDABLE**

Pool Access Season Pass for 1 person is \$75– **CASH ONLY – NON-REFUNDABLE**

Family with more than 2 children, extra child over school age, can be registered for \$25.00 per child.

Kids under school age are free.

Visitors / Outsiders / Non-members will be charged \$ 10.00 per day per person

Bracelet/Pass will be provided by Management and must be always displayed to be granted access to the pool.

Kids under 12 must be supervised by an adult when entering the pool.

POOL HOURS OF OPERATION ARE SUBJECT TO WEATHER AND WATER QUALITY

NO SMOKING, NO ALCOHOL DRINKING, NO FOOD PERMITTED INSIDE THE GATED AREA OF THE POOL

NO INFLATABLE TOYS, OTHER THAN FLOATING DEVICE, ARE PERMITTED

PARENTS/GUARDIAN ARE RESPONSIBLE TO PROVIDE FLOATING DEVICE

SWIM AT YOUR OWN RISK – POOL IS NOT SUPERVISED

More Provincial Rules are displayed on the parameters of the pool