



Terms used in agreement  
“Tenant” shall refer to:

“Management” shall refer to all employees, management, and ownership of 9220 0807 Quebec Inc (O/A Pine Lodge)

6 Ch Pine Lodge, Bristol Quebec J0X 1G0  
info@pine-lodge.ca  
(819) 647-2805

### Pine Lodge Lease Agreement

The tenant hereby declares to have read the regulations and undertakes to ensure that everyone (family & guests) always read and respect the regulations of the campground while on its property.

1. **CAMPING SEASON:** From May 20, 2022 (8:00 am) – September 30, 2022 (4:00 pm). Water and Electricity will not be available before or after the specified dates. 6 month lots are open from May 1, 2022 until October 31, 2022.
2. **VISITORS:** All visitors must register at the front office prior to entering the campground.
  - a. Visitor Fees
    - i. A charge of \$5 is due for each visitor entering the campground for the day.
    - ii. A charge of \$10 is due for each visitor who stays overnight (8 pm)
    - iii. A family day pass or overnight stay - \$20 (includes 2 adults and any dependents under 16)
    - iv. A seasonal visitor pass can be purchased for family members (Parents, Siblings or Children)
  - b. A fee of \$25 per night is applied for 3<sup>rd</sup> parties to have access to your trailer while you are away. This must be prearranged and prepaid. Any requests not made in advance will be automatically refused.
    - i. Any issues with visitors will result in the tenant’s immediate dismissal from the campground.
  - c. You are responsible for the REGISTRATION and CONDUCT of your visitors.
  - d. All visitor vehicles must be left in the parking lot.
3. **FEES & PAYMENT:** All Payments are non-refundable and where; the season is suspended, shortened, or altered due to pandemic, act of God, natural disaster, and force majeure not limited for any reason.
  - a. Management agrees to charge the preferential seasonal rate as indicated at the end of this contract if all payment terms are respected.
    - i. An administration fee of \$50 will be applied to those who fail to meet the payment terms.
    - ii. If a monthly payment is missed 50% of the original balance is due within 15 days and the remainder is due April 1<sup>st</sup>
    - iii. Campground access is limited to customers with accounts in good standing and valid contracts.
    - iv. NSF cheques are subject to a fee of \$50.00
4. **PAYMENT TERMS & OPTIONS:** one of two options must be chosen to access the privileged seasonal rate.
  - i. Fees and charges may be paid monthly starting November 1<sup>st</sup>, 2021.
  - ii. Fees and charges may be paid in 2 installments (November 1<sup>st</sup> & April 1<sup>st</sup>)
  - iii. A 2.5% fee will be added to any payments made at reception
  - iv. A 3.5% fee will be added to any credit card payments made at reception.
5. **HYRDO METERING:** Electricity is metered and charged in addition to any site. (where applicable)
  - a. Meters can be read the first week of each month. If you wish to know your usage you may submit a maintenance request on the client portal.
  - b. Billing for hydro will be sent after the season. (Nov to Feb)
  - c. An annual deposit will be charged with your invoice using your 3 year (or less) average consumption.
6. **GOLF CARTS:** Any customer who wishes to operate a golf cart within the campground must sign a waiver. By signing this contract, you agree to have a minimum 2-million-dollar liability on your cart. You also agree to release management and property from any and all responsibility for damage or injury resulting from operating a cart.
  - a. A fee of \$50 per year is required to operate an individual golf cart in the campground.



7. **SITES:**
- a. Access outside of seasonal dates is restricted between 9:00 am and 4:00 pm. No overnight camping or fires are permitted.
  - b. This contract (seasonal lease agreement) will be updated and renewed each year, unless Management decides otherwise or in the event of the departure of the designated tenant.
  - c. If a printed copy of the contract is required to be mailed a fee of \$10.00 will be applied to your account.
  - d. Properties are to be maintained in a neat and orderly manner.
  - e. Any leaves, or other debris must be placed in compostable bags. You must not rake leaves and pine needles behind trailer sites or into the forest. (Fee of \$250)
  - f. Personal objects, debris or other items must be removed and not stored under trailers, decks, sheds and structures.
  - g. Sheds and storage must not be larger than 8' x 8' and 8' tall. One shed allowed per lot, structures must be prefabricated and without tarps or modified structure.
  - h. Extra tents or accommodation are not allowed on any lots.
  - i. All Tarps and covers must be removed no later than June 1
  - j. A physical plan must be submitted to management for all modifications to a site. This includes decks, patios, gazebos, and any other construction.
  - k. Any work started without a plan will be removed by the tenant upon the request of management.
  - l. Any work completed over a water or electrical service will be removed as necessary for work. In the case of emergency, no warning will be given. Pine Lodge is not responsible for damage or loss resulting from work.
  - m. Decks must be built with new materials and must not use pallets, off cuts or slab wood.
  - n. All seasonal contracts assume the trailer will be stored on site during the off season. Management assumes no responsibility for damage to your property during this time.
  - o. Any trees, shrubs, grass, stonework, or other physical alterations to a campsite become the property of the Management and shall not be removed unless requested by management at the time of the tenant's departure.
  - p. Lawns: Mowing on seasonally contracted sites is to be done with your own maintenance equipment after 9 am Monday to Saturday only.
  - q. Assistance with grass mowing can be arranged through the lodge for an additional fee.
  - r. Watering of Grass or Flower beds must be done from Monday to Thursday between 8pm and 9 am. Extra time can be arranged for a limited period through the lodge for new sod or seed.
  - s. Picnic tables are not provided for seasonally contracted sites.
    - i. Tables can be provided on a seasonal basis for a deposit of \$350.
8. **GARBAGE DISPOSAL:** Due to municipal regulations we will not have recycling.
- a. Garbage pick-up will be scheduled for Sunday. A ticket must be purchased for garbage to be picked up.
  - b. Any large or construction items must be paid for before being placed out for pickup (this includes couches, awnings, bbq, tents, gazebos, etc)
  - c. Our garbage cans are not for personal garbage. These are intended for cans, bottles, candy wrappers, etc. Please do not use them for your daily garbage.
  - d. Garbage placed out without payment will have a fee of \$5 applied. After the third time a deposit of \$150 must be provided to remain in the campground.
9. **VEHICLES:** Each seasonal site includes a parking permit for one vehicle unless otherwise stated.
- a. Unregistered vehicles parked at a campsite will incur a fee of \$5.00 and must be removed immediately upon request. The fee will be added to your account.
  - b. Do not exceed 10 km/h in the campground.
  - c. No four wheelers, dirt bikes, off road or other recreational vehicles allowed in the campground at any time.
  - d. During the season utility, vehicle, boat or other tag along trailers can't be stored on lots or in the parking lot. They must use the storage area.
    - i. Fees are \$10 per night or \$125 per season.
    - ii. A storage contract must be signed prior to use.
10. **ELECTRONIC GATE:** Any damage caused to the gate through the fault of a camper or visitor will be the financial burden of the seasonally contracted tenant.
- a. 2 RFID entry tokens will be provided with each seasonally contracted lot or cabin
  - b. The tokens provided for entry are for the sole use of the tenant's vehicle. Any token lent to another guest or tenant will be permanently disconnected. (every vehicle must have its own token)
  - c. Replacement or additional tokens can be provided for a fee of \$10.
  - d. Guest vehicles must be left in the parking lot.
11. **FIRES:** We are served by a volunteer fire department and local by-laws state that all fires must be contained within a CSA approved outdoor fire place.
- a. All firewood must be purchased through Management. Firewood can't be brought into the campground.
  - b. Management reserves the right to put a fire ban in place. While under fire ban conditions please do not use open flame or torches
  - c. Fire places which are in a state of disrepair must be removed from the campground. After one warning they will be removed at your cost
  - d. All fire places must have a solid top which cannot be removed, a chimney and a spark arrestor.



- e. No pressure treated wood, garbage or pine needles can be burned in a fireplace.
- f. Please have a hose or bucket of water nearby when having a fire.
- g. Fires must be fully extinguished before vacated. (Reoccurring issues will result in the removal of your fire place.)

**12. CONDUCT:**

- a. Nighttime noise: Quiet hours are 11 pm until 9 am. Please be considerate of your neighbours
- b. Daytime noise: Must not be excessive or considered to be disrespectful to neighbours.
- c. Children (16 under) must be on their own campsite by 10 pm unless accompanied by parents.
- d. Inappropriate conduct may result in the immediate termination of your seasonal contract.
- e. At no time is amplified or live music allowed in the campground.
- f. No personal items may be left on the beach overnight. Any items left will be removed and discarded each morning
- g. All watercraft and floating air devices must be tied in the water to the right of the buoy line.
- h. Canoes & Kayaks must be kept on the rack when not in use or returned to your lot..
- i. Boats must not be left tied to the dock. Boats can be tied to the right of the buoy line.
- j. No glass bottles or containers are permitted on the beach. Please use plastic or cans.
- k. Events such as weddings, large birthday parties, anniversaries are not allowed in the campground unless approved by management.

**13. ANIMALS:**

- a. Dogs must be accompanied by an individual over the age of 12. The individual responsible must always be able to keep control of the animal .
- b. Dogs must be kept on leashes at all times
- c. Poop and Scoop everywhere, at all times.
- d. Aggressive dogs will not be tolerated in the park.

**14. FIREWORKS:** Are not allowed on the property with the exception of events approved by management. Use of Fireworks may result in your removal from a seasonal contracted lot without refund or reimbursement.

**15. TRAILERS:**

- a. Any trailer that is being sold in the park must be listed with management. A 3% commission will be charged regardless of who sells the unit. All purchasers of trailers must be approved by management before the unit is sold. If there is a waiting list, the tenant may not have the option to sell and be asked to remove all property prior to the end of this contract.
- b. Any new tenants must provide pictures for a trailer older than 10 years showing it to be in good condition. Trailers deemed by management to be unsuitable will not be allowed on a lot.
- c. Older trailers may be allowed at the discretion of management. A deposit of \$500 is required to reserve a seasonal lot when the trailer is older than 10 years.
- d. Proof of inspection for the propane system is deemed necessary and must be completed by a licensed inspection company at the following intervals.
  - i. 10 to 14 years – on arrival
  - ii. 15 – 19 years – every 3 yrs
  - iii. 20 years and over – Annually
  - iv. At no time is a propane tank larger than 30 lbs allowed on the property.
- e. Electrical inspections may be requested for any trailer suspected of having issues or unlicensed repairs.
- f. At any time and for any reason Pine Lodge can request that trailers currently on a lot be replaced by newer models or that a deposit of \$250 be given to remain on a seasonal lot.
- g. Anyone who needs assistance moving or installing a trailer can arrange a time at the office. By signing below you agree that management do not assume any responsibility for liability, damage or other possible costs or fees associated with or resulting from the task of relocating or installing your trailer or personal property.
- h. A seasonally contracted lot must not be left vacant for a period longer than 21 days. After this period management will assume you have terminated the lease, apply the premium billing and find new tenants.
- i. All fees, or charges must be paid in full before trailers can be removed from any lot.
- j. If you wish to be placed on the waiting list for a lot you must inform Pine Lodge by email with the specific lot number. If you wish to be placed on the waiting list for a transfer to a new lot you must complete the applicant form on the website. Management will use its discretion and has no responsibility to follow the waiting list if it feels so inclined.
- k. All new tenants must provide proof of ownership in their name for the trailer being placed on management's property.

**16. REMOVAL & STORAGE:** Any client who fails to remain in good standing will have his / her property removed from the site or cabin by management after one written warning. The property will be placed in storage (6 months).

- a. Written warnings will be emailed to the contact information on file. It is the responsibility of the client to update any contact information.
- b. Storage is calculated from the day of removal from camping site.
- c. Management is not responsible for any lost, damaged or discarded property while moving property to storage.
- d. Storage rates are \$350 per month with no insurance coverage or liability on the part of management or the incorporation. After the 6-month term all personal belongings left on Management's property may be discarded at the clients cost and without warning.



- e. Removal of trailer and property from a lot by management will result in a moving fee of \$2,000.00 which will be added to any outstanding balance and must be paid prior to taking possession of your trailer and property.
  - f. An interest rate of 2% per month will be applied to the balance owing.
17. **TERMINATION OF CONTRACT:**
- a. Should a tenant need to terminate a seasonal contract prior to the end of the season they are responsible for paying the balance before leaving.
  - b. Should the tenant be asked to leave by management they will be billed for the full seasonal balance
  - c. Tenants who choose not to renew for 2023 must notify management by September 1<sup>st</sup>, 2022 and vacate 7 days prior to the final day of the contract without refund or reimbursement of any kind.
  - d. The tenant agrees to pay the hydro usage fee prior to vacating the lot. Hydro will be calculated at the # of Kw/H used and the current rate charged by Hydro Quebec. (Rate will be calculated using the average KwH rate provided on the most recent invoice from Hydro Quebec)
  - e. daily late penalty of \$50 will be applied when the lot is not vacated prior to this date.
18. **INSURANCE:** By signing below you state that you possess insurance coverage for all of your property. You agree to never hold Pine Lodge its staff or management responsible for any damages to person(s), property or belongings while renting a lot or cabin from 9220-0807 Quebec Inc. This includes but is not limited to fire, theft, vandalism, accident, electricity, falling trees, or limbs, actions of other campers, guests or visitors, natural events or acts of God.
- a. Should any changes to your insurance policy be made please inform Management in a timely manner.
19. **FACILITIES:**
- a. By signing this contract, you acknowledge that swimming is not permitted on our property and in so doing you release 9220-0807 QC INC its management and staff from any and all responsibility for damages, injury, death or other risks associated with the water, beach, dock and access to the river.
20. **FINES:** Should a tenant choose not to follow any of the rules in this lease a written warning may be given. After which a fine of \$25 can be collected on each subsequent infraction.

## Payment Information

Lot # -

Seasonal Fee –

Monthly Payments

November & April Payments

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date