



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.
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 minimum fee of \$25 per night is applied for 3rd parties to have access to your cabin while you are away. This must be prearranged and prepaid (minimum 14 days prior).
 - i. Any requests not made in advance will be automatically refused.
 - ii. Any issues with 3rd parties will result in the tenant’s immediate dismissal from the campground without warning or reimbursement
 - 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 1st
 - 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 1st, 2021.
 - ii. Fees and charges may be paid in 2 installments (November 1st & April 1st)
 - iii. A 2.5% fee will be added to any payments made at the front desk
5. **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.



6. **Property:**
 - a. Water service can't be guaranteed until conditions permit.
 - b. Access outside of these dates is restricted between 9:00 am and 4:00 pm. No overnight camping or fires are permitted.
 - c. This contract (seasonal lease agreement) will be updated and renew each year, unless Management decides otherwise or in the event of the departure of the designated tenant.
 - d. If a printed copy of the contract is required to be mailed a fee of \$10.00 will be applied to your account.
 - e. Properties are to be maintained in a neat and orderly manner.
 - f. Any leaves, or other debris must be placed in compostable bags. You must not rake leaves and pine needles behind cabins or into the forest. (Fee of \$250)
 - g. Personal objects, debris or other items must be removed and not stored under trailers, decks, sheds and structures.
 - h. 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.
 - i. Extra tents or accommodation are not allowed on any lots.
 - j. All Tarps and covers must be removed no later than June 1
 - k. A physical plan must be submitted to management for all modifications to a site. This includes decks, patios, gazebos, and any other construction.
 - l. Any work started without a plan will be removed at your expense.
 - m. 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.
 - n. Decks must be built with new materials and must not use pallets, off cuts or slab wood.
 - o. All seasonal contracts assume personal property will be stored on site during the off season. Management assumes no responsibility for damage to your property during this time.
 - p. 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.
 - q. Lawns: Mowing on seasonally contracted sites is to be done with your own maintenance equipment after 9 am Monday to Saturday only.
 - r. Assistance with grass mowing can be arranged through the lodge for an additional fee.
 - s. 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.
 - t. Picnic tables are not provided for seasonally contracted sites.
 - i. Tables can be provided on a seasonal basis for a deposit of \$350.
7. **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.
8. **VEHICLES:** Each cabin includes a parking permit for one vehicle.
 - 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.
9. **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.
10. **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.)
- 11. 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.
- 12. 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.
- 13. 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.
- 14. CABINS:**
- a. All physical repairs or maintenance are the financial responsibility of the tenant.
 - i. Work excluded from managements responsibility includes, roofing, structural repairs or modifications, paint, doors, windows, bathrooms or plumbing, decks, and any other general repairs and maintenance.
 - ii. Management is responsible for supplying Hydro, Water and Sewer to each property.
 - iii. Repairs and upgrades can be completed by the tenant only after receiving approval from Management.
 - iv. Management will provide an estimate and invoice for any requested work.
 - 1. Prepayment is necessary for work to be completed.
 - b. An inspection will be done each Spring and Fall. Any cabin that needs major repairs, becomes dilapidated or falls into a state of disrepair will not be rented the following year.
 - c. At no time will Management reimburse a tenant for upgrades, repairs, maintenance, or other work related to a rental cabin.
 - d. Smoke Detectors have been installed in all cabins. Tenants are responsible for replacing batteries and ensuring the proper functioning of the smoke detector.
 - e. Pine Lodge does not replace smoke detector batteries, light bulbs, fuses or propane tanks on seasonally contracted cabins.
 - f. Should you misuse fuses Pine Lodge reserves the right to lock your panel and charge \$20 to replace blown fuses.
- 15. 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 the cabin.
 - 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 and disposal of property from a cabin by management will result in a fee of \$1,500.00 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.



16. 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 1st, 2022 and vacate 7 days prior to the final day of the contract without refund or reimbursement of any kind.
- d. daily late penalty of \$50 will be applied when the lot is not vacated prior to this date.

17. INSURANCE: By signing below you agree to never hold Pine Lodge its staff or management responsible for any damages to person(s), property or belongings while renting a cabin from 9220-0807 Quebec Inc (O/A Pine Lodge). 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.

18. 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.

19. 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