

Happy Green Acres Campground

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# 2020 SEASONAL CAMPING

# AGREEMENT

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## Our Vision

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Happy Green Acres is committed to providing a fun and relaxing environment for everyone.

We create a unique experience for our seasonal campers by offering inclusive special events, festival weekends, an accessible clubhouse and various activities.

## Terms used in this agreement

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**Camper** - The owner or owners of the trailer residing at the assigned lot in the park, registered with management.

**Management** - Employees and ownership

**Park** - The premise and property of Happy Green Acres Campground located at:  
2 Green Acres Road,  
Mallorytown, ON  
K0E 1R0

## Seasonal Sites

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Our season runs from May 1, 2020 - October 31, 2020

Each site has: 30 amp electricity, water and sewer.

Fire rings and picnic tables are included on site, available upon request.

## 2020 Pricing

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Base Rate \$3275 +HST

10% Discount for returning seasonal customers

Lot Fee for moving to new sites and for new customers moving in \$175

Individual Hydro Meters in 2020.

Deposit of \$350 will be required on or before May 1, 2020.

A hydro meter reading will be obtained by September 15<sup>th</sup> to determine if each campsite is in a debit or credit position based on usage, compared to the \$350 Hydro Usage Deposit.

Each camper will either receive a credit off the next year seasonal camping fees or will owe a balance added to the following year camping fee.

If a camper is NOT returning the next year the balance owing or a credit owing will be settled on September 30<sup>th</sup> of the current year.

All rates above are subject to 13% tax.

2019 seasonal campers have until **September 30, 2019** to submit their signed seasonal agreement and \$500 deposit fee to hold their site for the 2020 season.

If not completed by September 30, 2019 your site is not reserved and will be an option for new potential seasonal campers.

The non-refundable \$500 deposit fee entitles the occupant to use the park for winter storage (no service and unsupervised) at their own risk before their 2020 camping season from October 31, 2019 - May 1 2020. Early move in dates require an extra fee.

The remaining seasonal balance is due by May 1, 2020.

## late fees

Full payment for current year seasonal camping must be received on or before May 1 of the current year or you agree to pay late fees as follows:

20% of the balance owing on June 1 of current year will be added to the remaining balance. If there is still a balance owing on July 1 of current year, another 20% will be added on the balance owing.

## Extend a Season

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Seasonal campers wanting to extend the season at the beginning or the end of the season by a maximum of 4 weeks,

### Extend a Season Rate

\$150/week plus HST

No guarantees on water availability.

## General Rules and Regulations

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1. Management reserves the right to evict, should the camper not comply with the park rules outlined in this contract. Any possible refund would be on managements sole discretion.
2. Happy Green Acres Camping season runs from May 1 - October 31 annually. Access to the park outside these dates is not permitted unless permission in grated by management. Use of the campers trailer outside these dates is not permitted unless permission is granted by management and may be subject to an additional fee.
3. Campers must pay their complete invoice by May 1 and return a signed 2020 seasonal camping agreement before **September 30, 2019**.
4. The park will charge a \$40 fee for any NSF cheques.
5. All complaints must be written and delivered to the park managers.
6. No mail is to be sent to the campground on behalf of campers unless permission is written and granted by management.

## Sites

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1. A maximum of 2 adults and 4 children under the age of 18, or a single family of parents and their children living at the same address.
2. A maximum of 2 licensed, plated and insured vehicles may be on each site. Campers with extra vehicles like motorcycles are required to have permission by management to park extra vehicles on the site. All vehicles must be in good condition, with no leaks such as oil, anti-freeze, or any other substance that could contaminate the campground. It is at the management's discretion to have a vehicle removed immediately if it does not meet these requirements.
3. All campsites are for one RV only.
4. Additional trailers/vehicles/boats may be stored in the park storage area at an additional fee. Storage fees are as follows: \$10/day, \$25/week, \$150 monthly, and \$600 for the season.
5. Visitors staying in a tent are not permitted on seasonal sites, if you have an overnight guest that are not staying in your trailer, they must rent a tent site.
6. Line and umbrella type clotheslines are not permitted. Temporary clothes racks that are put away after use are permitted.
7. The camper is responsible for maintaining their RV and any improvements as well as the campsite and any campsite improvements.
8. A second fridge is only permitted if stored in a shed or outdoor kitchen.
9. The park operates on a well, therefore, conservation of water is very important. Normal water use is permitted unless we are in a drought - water restrictions would be posted in the park and seasonal would be notified.
10. When vacating the site for the off-season or permanently, the site must be left in clean and free of debris/nails/wood/garbage. All outdoor furniture must be removed or stored indoors. The park reserves the right to bill any camper a cleanup fee of \$150 for labour and landfill fees.

## RV's

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1. All RV's and park models must be approved by management before entering the park.
2. The park will only accept RV's 15 years or age of newer.
3. All RV's must be maintained and in good condition.
4. All RV's must pass all safety requirements including propane, plumbing and electrical inspections.
5. All RV's must have grey and black water holding tanks with valves for dumping
6. Only electrical connection with standard 30 amp plugs and 10 gauge wires are allowed.
7. All RV's must have working carbon monoxide and smoke alarms.
8. All propane devices (including tanks) must comply with municipal, provincial and federal laws. Proof of compliancy may be required by management at any time.
9. Campers may not place "For Sale" sign on lot or on RV and may not advertise or list the lot or RV by any real estate registrant or place on the MLS estate system without management approval. Rss for sale may be posted with management approval in the office or on the parks online presence.
10. All RV sales, transfers or changes to a lot rental agreement on the park grounds are subject to a \$1000 fee plus 13% HST.
11. Management reserves the right to refuse a RV or have a RV removed, at the campers expense, if it does not meet these requirements

## Site improvements and building permits

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1. Construction or improvements of any kind to the trailer or the campsite must have written approval from management.
2. All decks are to be constructed from new pressure treated, new cedar or composite only.
3. Decks must be built on blocks (floating) and built in sections that are easily moved if necessary.
4. All decks must conform to building code standards and permits.
5. Decks must fit under the Original Equipment Manufacturer awning in length and width. Larger decks require written approval from management.
6. No home built Florida rooms, awnings or roofs permitted. Approved manufactured structures only.
7. A maximum of one shed is allowed on the campers lot. Placement and size (max. 99 square feet and 10 feet height) of shed depends on it not interfering with other site lines and upon approval from management. Sheds must be factory fabricated
8. We will provide those who wish to have extra features on their site for a fee.
  - Gravel \$20 +HST per tractor bucket
  - Patio slabs - \$5 per slab + HST
  - Wooden pallets - \$20 + HST
9. After management has provided written approval for any site improvements (deck, utility shed or addition to the trailer) the camper must comply with all zoning by-law requirements and there by-laws of the municipality, the Ontario Building Code Act and regulations there under and other legislations effecting the site.
10. Any gravel or aggregate must be ordered through management.

## Insurance

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1. Management will not be responsible for accidents, injuries, loss property by fire, theft, wind, floods or other nature acts which are beyond its control.
2. It is the responsibility of the camper to provide current property insurance as well as liability insurance.
3. Equipment and apparatus furnished on the grounds are solely for the convenience of the campers and guest to do so at their own risk.

## Septic System

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1. **The septic system may only be used for human waste, toilet paper, typical water waste.** Women's feminine products, diapers, food and other trash must be disposed of in the garbage.
2. Only approved products may be added to septic holding tanks. Chemicals that destroy the active enzyme and bacteria in septic systems are prohibited (bleach, anti-bacterial products, toxic cleaners.)
3. Trailers must have holding tanks that are not left open to sewer (sewer tank dump valves must be left closed, and are to be opened only when dumping.) Flex hoses must use a rubber donut.
4. Approved cleaning and septic tank additives may be purchased at the park store.

## Landscaping

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1. The camper, their family and guests shall not damage, remove the lawn, shade trees, shrubbery or other trees and plants anywhere on the property, including the campsite, with our the management's permission. The camper is responsible if any damage is done.
2. Seasonal campers are expected to keep their lots neat and presentable. Management will use a zero-point turn lawnmower to mow around seasonal lots, however, **it is the campers responsibility to maintain the grass 10 ft around and underneath their unit.**

Seasonal campers have the option to have HGAC cut & trim the grass around their trailer for \$ 300 +hst for the season.

In order to maintain an esthetically pleasing Campground appearance, HGAC will cut & trimmed any seasonal site that is not neat and presentable.  
You will be charged \$40 +hst for NOT fulfilling your responsibility regardless of the reasons.

3. Due to below ground services, digging or placing of stakes are not permitted without prior written approval from management.
4. Modifications to the landscape of a campsite (walls, gravel, paved driveways, shrubs, trees etc. will become property of management when the agreement to occupy is terminated.

## Fires

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1. No open fires are permitted on the campsite except for in designated areas (fire pits) The camper, their family and guests are responsible to ensure that any fire is under control at all times and that fires are fully extinguished before retiring for the evening.
2. The burning of animal waste is strictly prohibited
3. In case of a drought, management will follow the actions of the municipality and enforce a fire ban, and will post around the park and on the website.
4. Do not move fire pits and rings with out management approval.
5. Campers can bring in their own fire pit (open or closed) with managers permission.
6. One fire pit per campsite

## 7. Guests / Children / Teenagers

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### **Guest Passes**

For any person that's not a registered seasonal camper  
\$5/per person

This does not apply to Special Events & Festivals.

Guests visiting under 2 hours will be NO Charge but must register and sign in and out at the office (not applicable to special events & festivals).

### **Seasonal Guest Passport**

Are available for \$150+hst allowing up to 6 guests at any time to visit unlimited times throughout the season, including overnight stays. The Seasonal Guest Passes are not eligible for Festivals & Special Ticketed Events.

The camper is responsible at all times for the supervision, conduct and behavior of any guests, children and teenagers on the campsite and at the park. All rules and conditions of the park are applicable to both the occupants and their guests.

1. If there is a special event, guests must purchase passes to attend the event.
2. Anyone under the age of eighteen is not permitted to be in use of the trailer or to be left in the park for prolonged absences day or night without parental supervision.
3. Children using any of the recreational facilities (pool, horseshoes pits, corn hole toss) or equipment must be accompanied and supervised by an adult at all times. Management does not supervise recreational facilities at all.

## Pets

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1. Only non aggressive pets are permitted. The park reserves the right to refuse entry to large or aggressive dogs.
2. All pets must be leashed and supervised at all times.
3. All pets must have the necessary immunization and rabies shots. The camper is responsible for keeping a copy of up-to-date records at their trailer
4. Excessive barking will not be tolerated.
5. Pets must not be tied down on a leash, chain, caged or tethered outside when the camper is not on site.
6. Pets are not permitted in the pool area.
7. It is the campers responsibility to care properly for any pet and to clean and restore any areas of the campsite or park where mess or damage has occurred from the pet.
8. Pets must be cleaned up after. Pet waste should be picked up in a plastic bag and disposed of properly in an outdoor waste bin.
9. All dogs are subject to the Dog Owner's Liability Act of Ontario.
10. Pets are not permitted in the clubhouse during events or group function.
11. The only place pets are able to be without a leash is in the designated dog park. Dogs must be picked up after in the dog park as well.

## Courtesy & Safety

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1. No trespassing or cutting through other campsites.
2. Bicycles are only permitted to be ridden on the roadways. Bicycles must be ridden slowly and bike rider must exercise restraint and control at all times. Bike riding is not permitted after dusk unless properly equipped (light, helmet, bell)
3. Those under eighteen are required by law to wear a helmet at all times.
4. Quiet enjoyment - no occupants shall create, permit the creation of or continuation of any noise or nuisance that disturbs the comfort or quiet enjoyment of any other camper or guest of the campground. No noise is permitted inside the campground between 11:00 p.m. and 7:00 a.m.
5. Please operate lawn mowers and other noisy outdoor equipment after 8:00 a.m. If absolutely necessary management may begin working earlier than said time and unfortunately may create some noise but will try to keep the inconvenience to a minimum.
6. During special events put on by the park notice will be posted about the hours and rule exemptions.

## Pool Rules

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**The swimming area is unsupervised, swim at your own risk.”**

1. Maximum capacity is 19 people in the pool.
2. There is absolutely no swimming after dark.
3. Adult only swim hours are Monday – Sunday from 9:00 - 10:30 a.m. and from 3:00 - 4:30 p.m.
4. Deck furniture is to remain within the enclosed area.
5. No running in the pool area and no diving in the pool.
6. No pets in the pool area
7. Children under 16 must be accompanied by an adult.
8. No person infected with a communicable disease or having open sores on their body shall enter the pool.
9. No person shall pollute the water in any manner. Spitting, spouting or water and blowing nose in the pool are prohibited.
10. No boisterous play in the pool and pool area.
11. No glass in the pool area. Beverages must remain on a chair or table in the pool area, not in the pool.

## Wifi

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1. The free public Wifi at Happy Green Acres is available for everyone, including transient campers and guests.
2. The wifi is primarily meant for messaging and checking emails.
3. Streaming such as Netflix, Amazon Prime, Hulu and other providers is strictly prohibited.
4. If you use Wifi as your primary source of entertainment, it is recommended that you set up your own service provider.

## Drugs and Alcohol

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1. Provincial law requires that personal alcoholic beverages be consumed on campsites only.
2. Illegal use of drugs of any type will result in the immediate termination from the park and/or police intervention.

## Firearms, Fireworks and Other Restricted Items

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1. Any use of fireworks or firearms is strictly prohibited for campers or their guests.
2. Paper lanterns are prohibited unless approval from managers.
3. Paint ball guns, airlift guns, sling shots, illegal knives, bow and arrows are prohibited.
4. Absolutely no hunting on park property.

## Motorized Vehicles and Golf Cars

1. No motorized vehicles such as ATV's, mini bikes (electric or gas) are permitted in the park.
2. Golf cars are permitted for seasonal campers as long as:
  - The golf car is electric powered.
  - The owner is responsible at all times for the supervision of their golf car.
  - Each owner MUST purchase liability insurance and provide a copy to management
  - Only 1 golf car permitted per site
  - All golf car riders must be seated at all times, and no more passengers than there are seats.
  - Golf cars are required to follow roads, all posted speed limits and drivers are expected to drive in a responsible manner, and park in designated areas within the park.
  - Impaired driving in a golf car carries the same penalties as driving a likened vehicle on the road.
  - Golf cars are only to be driven on roadways within the property (unless management) and never on public roads surrounding the park.
  - No cutting through or entering other sites on the park
  - Golf cars are not to be operated after dark unless properly equipped with headlights and taillights (flashlights do not make your golf car acceptably equipped.)
  - Reckless use of golf cars is prohibited. If reckless use is observed, management will follow up with the golf car owner, which may result in the golf car not being allowed in the park.

## Garbage Disposal

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1. Do not bring garbage from home to dispose of at the park.
2. Properly bag, package, separate and bind in plastic garbage bags and place in the garbage bins provided.
4. Leave plastic bottles, containers, and glass waster in the designated bin for pick up.
5. The garbage bin is for household garbage only. Do not dispose of electronics, appliances, furniture, propane tanks, etc. in the garbage bins, nor near the large dumpsters. Management reserves the right to bill any camper or guest for cleanup and removal off such objects near dumpsters.
6. It is prohibited to put fire-pit ash, branches, leaves, grass, garden refuse or wood in the garbage bins.

## Clubhouse, Office, Washrooms, Laundry room

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1. No pets, smoking, running or yelling in these buildings.
2. Seasonal campers may rent out the clubhouse for private events for a rate of \$50 per night. Book your clubhouse event at the office with management.
3. Be respectful of all chairs, tables, electronics and other equipment in these areas.
4. Clean up after yourself, garbage in garbage bins. Please leave the area the way your discovered it.
5. Please ensure after use of washer and dryer, that it is clean for the next user.

Site # \_\_\_\_\_ "

**2020-2021 Happy Green Acres Seasonal Agreement**  
Between Happy Green Acres Campground Inc. -and- Campers

**Camper 1** Name: \_\_\_\_\_ DOB: \_\_\_\_\_

**Camper 2** Name: \_\_\_\_\_ DOB: \_\_\_\_\_

**Contact Information**

Home number: \_\_\_\_\_ Cell phone: \_\_\_\_\_

Emergency contact: \_\_\_\_\_ Emergency phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Permanent residence address: \_\_\_\_\_

City: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

**RV Trailer**

Make: \_\_\_\_\_ Model: \_\_\_\_\_

Year: \_\_\_\_\_

Insurance Company: \_\_\_\_\_ Policy Number: \_\_\_\_\_

**Happy Green Acres Seasonal Contract**

**Payment Details**

Camper 1: \_\_\_\_\_

Camper 2: \_\_\_\_\_

**Rate**

\$3275 Base rate  
 + \$ \_\_\_\_\_ Lot Fee (new seasonals only)  
 + \$ \_\_\_\_\_ Option to have HGAC cut & trim grass  
 + \$ \_\_\_\_\_ Total

**Discount**

Returning customer 10% off

Total \$ \_\_\_\_\_  
 x .10  
 = \_\_\_\_\_  
 \$ \_\_\_\_\_ Savings

**Subtotal**

\$ \_\_\_\_\_ Total  
 - \$ \_\_\_\_\_ Savings  
 = \_\_\_\_\_

**HST**

\$ \_\_\_\_\_  
 x .13  
 = \_\_\_\_\_  
 \$ \_\_\_\_\_ Grand total

**Management use**

Hydro Deposit\_ \$ \_\_\_\_\_

Paid on: \_\_\_\_\_

Paid by: \_\_\_\_\_

Site deposit paid: \$ \_\_\_\_\_

Paid on: \_\_\_\_\_

Paid by: \_\_\_\_\_

Balance due May 1: \$ \_\_\_\_\_

Balance paid on: \_\_\_\_\_

Balance paid by: \_\_\_\_\_

Site # \_\_\_\_\_

I have read and understood the (2020 Seasonal Camping Agreement 08-08-2019 pages 1 to 16) pertaining to Happy Green Acres Campground including:

- Adult swim hours, no pets in the pool area, no beverages in the pool, no glass in the pool
- Insurance
- Maintaining site and grass under and 10ft from trailer
- No using wifi to stream
- Guest rates
- Renting the clubhouse
- Leaving washer and dryer clean after use
- Vehicle/boat and trailer storage rates
- Site improvement rates

\_\_\_\_\_                      \_\_\_\_\_  
Yes                              No

Would you like to receive email updates about upcoming events, deals, campground news, invoices, etc.?

\_\_\_\_\_                      \_\_\_\_\_  
Yes                              No

The owner rents to camper campsite # \_\_\_\_\_ at Happy Green Acres Campground Inc. Subject to the terms of this contract. 2020 Seasonal Camping Agreement 08-08-2019 pages 1 to 16

\_\_\_\_\_  
Camper 1

\_\_\_\_\_  
Date

\_\_\_\_\_  
Camper 2

\_\_\_\_\_  
Date

\_\_\_\_\_  
Management

\_\_\_\_\_  
Date