

General Rules and Regulations



Our Vision

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.

General Rules and Regulations

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 at management's 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 is granted 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. The Park will charge a \$40 fee for any NSF cheques.
4. All complaints must be in written form and delivered to park management.
5. No mail or packages are to be sent to the campground on behalf of campers unless permission is granted in writing by management.

Sites

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 per site.
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. Any vehicle can be removed immediately, at the managers discretion, if it does not meet these requirements, at the site holders expense.
3. All campsites are for one RV only.
4. Sites that include a campground provided deck will be subject to a \$400 deck deposit in addition to your seasonal fees.
5. 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.
6. Visitors staying in a tent are not permitted on seasonal sites, if you have overnight guest that are not staying in your trailer, they must rent their own site.
7. Line and umbrella type clotheslines are not permitted. Temporary clothes racks that are put away after use are permitted.
8. The camper is responsible for maintaining their RV and any improvements as well as the campsite and any campsite improvements.
9. A second fridge is only permitted if stored in a shed or outdoor kitchen.
10. The park operates on a well, therefore, conservation of water is particularly important. No washing of vehicles in the park. Normal water use is permitted unless we are in a drought - water restrictions will be posted in the park and seasonal campers will be notified in this case.
11. When vacating the site for the off-season or permanently, the site must be left 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 labor and landfill fees.

RV's

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, or a value of \$20,000
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. 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 requested by management at any time.
9. Campers may not place "For Sale" sign on lot or 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.
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.
10. 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

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. Happy Green Acres Campground holds the right of first refusal regarding the purchase of any decks when your license of occupation is expired without renewal, or in the event you choose to leave the campground.
7. No home-built Florida rooms, awnings or roofs permitted. Approved manufactured structures only.
8. A maximum of one shed is allowed on each site. Placement and size (max. 99 square feet and 10 feet height) of shed depends on site lines and requires approval from management. Sheds must be factory fabricated.
8. 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 by-laws of the municipality, the Ontario Building Code Act, and regulations there under and other legislations effecting the site.

Insurance

1. Management will not be responsible for accidents, injuries, loss of property by fire, theft, wind, floods, or other natural 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 guests.

Guests / Children / Teenagers

1. Guest without guest passes must park in the visitor parking in front of the office. No parking on campground roads.
2. Every guest visiting must register at the office and pay a guest fee.
3. The camper is responsible, at all times for the supervision, conduct and behaviors 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.
4. If there is a special event or festival, all guests must purchase an event pass to enter the campground, unless a seasonal guest pass has been purchased.
5. Anyone under the age of eighteen is not permitted to be in use of the trailer or be left in the park for prolonged absences day or night without parental supervision.
6. Children using any of the recreational facilities (pool, horseshoes pits, corn hole toss, clubhouse) or other equipment must be accompanied and supervised by an adult at all times. Management does not supervise recreational facilities.

Campground guest fees are as follows:

12 and Under - free

Less than 2 hours - free

More than 2 hours - \$5 per adult

Overnight - \$10 per adult.

Seasonal Guest Passes: \$200 plus 13% HST

Allows two adult guests at any time to visit but only two at a time, including overnight stays.

Guests visiting for less than **two hours** do NOT require a guest pass unless there is a Special Event or Festival in progress, then they must obtain a day pass or event pass.

Septic System

1. **The septic system may only be used for human waste, toilet paper, typical water wash.** 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

1. The camper, their family and guests shall not damage or remove the lawn, shade trees, shrubbery or other trees and plants anywhere on the property, including the campsite, without 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 12 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 & trim 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

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 without management approval.
5. Campers can bring in their own fire pit (open or closed) with managers permission.
6. One fire pit per campsite

Wi-Fi

1. The free public Wi-Fi at Happy Green Acres is available for everyone, including transient campers and guests.
2. The Wi-Fi is primarily meant for messaging and checking emails.

Pets

1. Only nonaggressive 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 immunizations 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 can be without a leash is in the designated dog park. Dogs must be picked after in the dog park as well.

Courtesy & Safety

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 riders 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 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 in 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 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

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

1. Maximum capacity is 19 people in the pool area, unless posted otherwise.
2. There is absolutely no swimming after dark.
3. Adult only swim hours are Monday – Sunday from 10:00 - 11:30 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.
6. No diving in the pool.
7. No pets in the pool area
8. Children under 18 must be accompanied by an adult.
9. Everyone must shower before and after entering the pool area.
10. No person infected with a communicable disease or having open sores on their body shall enter the pool.
11. No person shall pollute the water in any manner. Spitting, spouting of water and blowing nose in the pool are prohibited.
12. No boisterous play in the pool and pool area.
13. No glass in the pool area. Beverages must remain on a chair or table in the pool area, not in the pool.
14. Please read and abide by all signs posted in and around the pool area.

Management reserves the right to ask any patron to leave the pool area if they are in violation of the above rules.

Drugs and Alcohol

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 of park privileges and/or police intervention.

Firearms, Fireworks and Other Restricted Items

1. Any use of fireworks or firearms is strictly prohibited for campers or their guests.
2. Paper lanterns are prohibited unless approved from managers.
3. Paint ball guns, airlift guns, sling shots, illegal knives, bow and arrows are prohibited.

Motorized Vehicles and Golf Cars

1. No motorized vehicles such as ATV's, minibikes (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 cart.
3. Each owner MUST purchase liability insurance and provide a copy to management.
4. Only 1 golf car permitted per site.
5. All golf car riders must be seated at all times, and no more passengers than there are seats.
6. 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.
7. Impaired driving in a golf cart carries the same penalties as driving a likened vehicle on the road.
8. Golf carts are only to be driven on roadways within the property and never on public roads surrounding the park.
9. Golf carts are not to be operated after dark unless properly equipped with headlights and taillights (flashlights do not make your golf car acceptably equipped.)

Garbage Disposal

1. Garbage disposal is for household garbage generated while in the park only.
2. Do not bring garbage from home to dispose of at the park.

3. Properly bag, package, and separate garbage in plastic garbage bags and place in the garbage bins provided.
4. The garbage bin is for household garbage only. Do not dispose of electronics, appliances, furniture, propane tanks, etc. in the garbage bins, or near the large dumpsters. Management reserves the right to bill any camper or guest for cleanup and removal of such objects left near dumpsters.
5. It is prohibited to put fire-pit ash, branches, leaves, grass, garden refuse or wood in the garbage bins.

Clubhouse, Office, Washrooms, Laundry room

1. No pets, smoking, running, or yelling in these buildings.
2. Anyone under the age of 18 must be accompanied by an adult at all times.
3. 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.
4. Be respectful of all chairs, tables, electronics, and other equipment in these areas.
5. Clean up after yourself, place garbage in garbage bins. Please leave the area the way you discovered it.
6. Please ensure after use of washer and dryer, that it is clean for the next user.
7. Remove all personal belongings when exiting the facility.

Gate Access

1. The camping area is accessed via security gates which are opened by access cards.
2. Once full season fees have been paid, each site will be issued passes for their vehicles, up to a maximum of two. Seasonal guest passes may be purchased for an additional \$200/season +HST (See guest section for more details)
3. Lost passes must be reported to campground management as soon as possible.
4. Each pass you receive is assigned to your site number. Please do not let other vehicles into the campground with your pass.
5. All visitors must report to the office to register and pay any applicable fees before entering the campground.
6. Please let the gate close between each vehicle entering the campground.
7. In the event of a power outage, as well as during festivals and special events, the gates will remain open.
8. In the event of an emergency, if possible, please meet the emergency vehicles responding at the gate to allow them entry.
9. Gate passes can be suspended if you or your guests are observed not following rules, and a meeting with management will be required.