



SCHEDULE "A" TO LICENSE TO OCCUPY – RULES & REGULATIONS

This Schedule "A" shall form part of the License to Occupy

Our Rules and Regulations are in place to promote the enjoyment of Woodhaven in harmony with our neighbours and the environment. A mutual understanding and acceptance of these rules and regulations will help assist in creating a pleasant and trouble-free recreational experience for all.

REGULAR SEASON: May 1, 2026, to October 15, 2026, as listed on the Licence to Occupy, during which full services are available, weather and conditions permitting. Woodhaven undertakes to maintain services at all times during this period but is not responsible or liable for any loss or damages resulting from interruption of services.

OFF SEASON ACCESS: Prior to attending our property during off season you must notify the resort manager. You are permitted to visit your Site for purposes of inspection or retrieval of items only, but vehicles (of any kind) are not permitted beyond specific access points as determined by management and use of your Site or the property is strictly prohibited.

LICENSE TO OCCUPY: Must be signed at time of reservation. Sites may not be used unless a License to Occupy has been signed and payment received. Signing of said License to Occupy signifies agreement by the Occupant to pay all fees as indicated in the License to Occupy. Any adjustments or fees thereafter must be paid in full at time of transaction.

PAYMENT: To reserve a Site for the 2026 season a non-refundable deposit of \$700 is due by October 1, 2025, accompanied by a signed License to Occupy & Schedule A. The remaining balance is due by April 1, 2026. Accepted payment types are online banking, cheque, debit, or credit card. Seasonal site payments by credit card are subject to a 2.0% transaction fee. Cheques are payable to Killam Apartment REIT. We cannot accept payment in Cash.

Deposits and Site fees are non-refundable.

WINTER STORAGE: Refer to - Recreational Vehicle Winter Storage Agreement and "Schedule B"

SITES: Sites are designed for the recreational use of one trailer by one "family unit" (For definition of "family unit" please refer to page 2 of your License of Occupation). Supplementary accommodations, such as tents, are not allowed. Each Site is provided parking for one vehicle – your vehicle must be on your lot NOT parked on the side of the roadway. Any off-Site parking of your vehicle must have prior approval from Management. Positioning of the trailer and/or shed and decks must have Woodhaven approval. Boats, boat trailers and/or utility trailers are not allowed to be stored on-Site. **Sub-Letting of trailers is not permitted.**

SITE CARE: Site Care such as, but not limited to grass cutting & orderliness is the responsibility of the Occupant unless otherwise arranged through Woodhaven. On weekends, lawns may only be mowed between 9:00am and 5:00pm. If Site is not kept up to Woodhaven standards and the occupant is informed of necessary corrections and fails to comply, Woodhaven will complete all work necessary and invoice accordingly for said work. **Prior to making any changes to the Site, (such as, but not limited to tree planting or cutting, decks, sheds, or any other alterations), the Occupant MUST first submit an "Alteration Request" form** which may be obtained from the office.

SEASONAL SHEDS: Dimensions 8' x 10", with peak of roof not extending past 8' and no roof shall have a slope greater than 5/12 - manufactured vinyl or steel.

FIREWOOD SHELTER: 48" high x 72" wide x 32" in depth must be board and batten stained or sided to match the unit. An Alteration Request form is required before construction and the location to be determined by management.

DECKS: Decks must be equal too or less than the square footage of your trailer, no wider than 10'; if 24" or more off the ground, a "to code" approved railing system will need to be added. Privacy fencing on decks is not allowed. An authorized Alteration Request form is required for any additions or changes to your Site.

GAZEBOS: No larger than 10x10 hardtop premanufactured **metal roof** that must be attached to approved deck.

ELECTRICAL SERVICE TO SHED: any electrical service to be installed as an extra circuit requires to be installed by a licensed electrician, permit to be drawn, ESA inspection report/permit to be supplied to Woodhaven office. Description of where wiring to be performed is required.

OUTSIDE REFRIGERATOR: Allowed only if in good condition and kept locked and grounded in a well-ventilated, locked shed with approved wiring by a licensed electrician.

ADD-ON ROOMS & HARD AWNINGS: Must be purchased from an approved Killam manufacturer. An Alteration Request showing design and size must be submitted to Woodhaven for approval.

HOLDING TANKS & TOILETS: The correct use of these items is mandatory for all units (travel trailers & park models) to facilitate proper sewage disposal and toilet must be marine/low flush type. Hard piping is mandatory using either PVC, BDS or ABS piping. All joints must be sealed properly to avoid leakage. All other piping is prohibited.

ELECTRICAL: The cord from the trailer to the power source must be in good condition and of sufficient capacity and rating to carry the electrical current and not to exceed the existing power supply as provided at the Site. Extension cords are not permitted. A fee may be charged for the continual resetting of breakers due to excessive electrical draw on the breaker.

As Hydro One has advised us, we would like to advise you, our camper that:

"Power Interruptions and Surges

From time to time, events beyond our control can cause power interruptions or voltage irregularities. Therefore, we cannot guarantee a continuous or constant supply of power and will not be liable for any damages caused by a lack of power, or a power outage or surge. Also, planned interruptions to your electricity service do occur. While we try to provide you with advance notice of such interruptions, we may be unable to do so; and in such situations, the interruptions will proceed as planned. We are not liable for any damages caused by such planned outages."

WASHING: We appreciate and encourage clean sparkling units in our park, but you must obtain approval from management for a designated time to wash your unit so that water pressure is maintained Thank you for assisting in our efforts to be environmentally conscious.

TRAILERS & PARK MODELS: ALL units must be approved by Woodhaven prior to entering the property, being moved to a different Site or at the time of a sale. Age & condition of unit are considered – any unit over 15 years of age will be reviewed by Killam Apartment REIT for park entry or before a sale is approved. Trailer tongues must be removed or covered (cover may be removable) within 90 days of bringing the trailer into the

park. All units must have appropriate skirting installed, material and design used to cover the trailer tongues and/or skirt the trailer, is to be approved by Woodhaven before work commences.

SKIRTING of UNITS: should a customer request approval to not skirt their unit the following criteria must be met:

- Customers must be removing the unit at least twice per year,
- Underneath the unit to be kept clean, free of debris and not used for storage,
- Sewer connections to be hard piped from the ground connections to the unit, water hose and electrical cable to be run neatly under the unit to the connection post and;
- Leather or vinyl wheel covers will be required.

INTERPARK TRANSFERS: A fee of \$300.00 plus HST will be charged if an Occupant wishes to change sites.

ON-SITE SALE OF TRAILERS & RELATED EQUIPMENT: Campers who wish to sell their trailers/Park Model units and related on-Site equipment and structures (collectively, the "Unit") to a purchaser who will retain the Unit on Site must make all sales subject to the following conditions:

1. Sale documents must be processed through Woodhaven and a commission shall be paid to Woodhaven for this service.
2. The purchaser must be approved as a prospective Licensee by Woodhaven
3. Woodhaven will not approve an on-Site sale of a Unit if its physical condition does not meet suitable standards, the assessment and determination of which will solely be made by Killam Apartment REIT & Woodhaven, acting reasonably, and based on such factors including, but not limited to: age of the Unit; the physical appearance and condition of the Unit; and the condition of the Unit's infrastructure. Where the quality of the Unit is marginal, Woodhaven may withhold approval unless undertakings are provided by Woodhaven to ensure that the condition of the Unit will be brought into compliance with suitable standards prior to closing.
4. Woodhaven will not approve a sale of a Unit unless proof of ownership in the present owner's name is provided prior to the sale: travel trailers require a valid proof of ownership is required and Park Model unit require a Bill of Sale in the present owner's name.

No commission fees will be payable to Woodhaven if Woodhaven refuses approval of the on-Site sale or if the Unit is sold to a purchaser who remove the Unit from our property. If the Unit is leaving Woodhaven, removal must be completed within one week of the closing date of the sale. There is a \$250 plus HST administration fee for non commissioned sales.

INSURANCE: Must be carried by each Occupant for family, trailer, and possessions as well as \$2,000,000 liability. The use of campground facilities for occupants, their families and guests are at their own risk. An up-to-date copy or proof of insurance is required to be on file at all times.

GARBAGE & RECYCLE: Only household waste generated at the campground is acceptable for waste disposal and we ask that these items be properly bagged. Barbecues, batteries, tires, furniture, and other large articles are not accepted. The disposal of these items off the campground is your responsibility; failure to comply will result in additional charges.

SPEED LIMIT: The speed for cars, motorcycles, bicycles, etc. is limited is 10 km/hr and must be obeyed for everyone's safety. Any loud vehicle cannot be operated during quiet hours and driving privileges can and will be suspended for noncompliance. Safety and quiet enjoyment are important to our guests and failure to follow these rules may lead to termination of the License to Occupy.

MOTORCYCLES: If owned by the Site resident, motorcycles may be permitted to be used for the purpose of reaching your Site by the most direct route, but you are not allowed to cruise through the park with them. Visitors with motorcycles must check in at the office and their motorcycles must remain in the visitor parking area.

GOLF CARTS: Golf carts are permitted at Woodhaven provided they are insured, and proof of insurance is submitted to the office prior to the park opening. Each cart must display the appropriate site number and may only be operated by licensed drivers. Only electric golf carts are permitted, and they must be equipped with proper working lights if used after dark.

Golf carts may not be driven between the hours of 11:00 p.m. and 6:00 a.m., and they may never carry more passengers than there are designated seats. The operation of a golf cart while under the influence of alcohol or drugs is strictly prohibited and will result in the immediate loss of golf cart privileges for the season, along with further disciplinary action if necessary. Carts are to be used for travel on park roads only and are not permitted on grass or walking paths. Please note that there is zero tolerance for golf cart use after 11:00 p.m.

The use of ATVs, dirt bikes, go-karts, e-bikes, e-scooters, and hoverboards is not permitted anywhere within Woodhaven

CAMPFIRES: Must be in accordance with local by-laws and/or not be of a size greater than the fire ring so as not to pose any risk and must not be left unattended while burning at any time. Failure to comply with this regulation will mean the loss of the privilege to have a fire on your Site. Firewood should be neatly stored in approved woodshed or your shed. Cutting down of trees is not allowed. Management may curtail fires during dry or windy periods for safety reasons. No off-Site firewood is allowed due to insects & plant diseases that may spread to Ontario's forests and only proper campfire wood should be burned in fire pits.; The burning of garbage, construction materials, plastics, and any other materials prohibited by local by-laws is not permitted.

PETS: All pets must be on a leash or in your trailer, quiet, and be cleaned-up after at all times in accordance with the Dog Owners Liability Act ("DOLA"). There is a two **(2)** pet limit per Site for all campers. Pit bulls, Rottweilers, and any other **aggressive breeds or dogs of any kind are not allowed** in the park - even smaller dogs (e.g., a Chihuahua) could be deemed aggressive. Failure to comply could result in termination of the License to Occupy. Pets are not allowed on or around the playgrounds, volleyball courts, pool, pond, store, recreation hall or jumping pillow area.

***NEW** - Pets must have proper tags, shots, etc in accordance with local by-laws. You must provide vet documentation prior to park opening.

CLOTHESLINES: Are not permitted. Use of fold out clothes dryers on decks are permitted.

REPAIRS: We do not permit oil changes, mechanical repairs, or washing of vehicles on Site.

ALCOHOLIC BEVERAGES and CANNABIS: Discreet and responsible use is permitted on your site only. Use in all other areas including the beach, playgrounds, roadways, pool, store, horseshoe pits, and recreation hall is prohibited under Provincial Law and Woodhaven policy.

Please note: a beer bottle in a koozie or wine in a glass is still considered open alcohol by law, and we must act accordingly. Public intoxication is not permitted and will be addressed as necessary.

QUIET TIME: Shall be observed from **11:00 pm to 9:00 am** daily. At all times, Occupants are expected to be considerate of their neighbours and be consistent with our quiet family camping concept. All noise emitting devices must be turned off by 11:00 pm. i.e., radios, iPods, etc. Constant or excessive loud noise is not allowed at any time. In consideration of your fellow campers, we ask that any work requiring power tools, excessive hammering or banging and/or repetitive noise, be done between the hours of 9:00am & 5:00pm, Monday through Friday

DEPENDANTS: As defined by the Government of Canada, the age limit for dependent children is under 22 (previously under 19). Children qualify as dependents if they:

- are under 22 years of age, and
- do not have a spouse or partner.

Children 22 years or older may still qualify as dependents if they:

- have depended on their parents for financial support since before the age of 22 and;
- are unable to support themselves financially because of mental or physical condition.

Dependents must be the children of the registered Licence Holder.

CHILDREN: The conduct and safety of children is the responsibility of their parents or guardians. All children are to be on their Site and not in any other areas of the property by 10:00pm or by dark, whichever comes first. Children 12 & under should be under adult supervision at all times. **CFSA Section 79(3) states** "No person having charge of a child less than 16 yrs. of age shall leave the child without making provision for his or her supervision and care that is reasonable in the circumstances. Children 12 & under must be supervised by an adult (over 19) when at the beach, pond, or pool. Bike helmets are required for children under 16 years of age.

ENVIRONMENT: The harming, cutting, removal of trees, plants, earth, or park wildlife is not permitted.

SECURITY: Gate passes are provided to seasonal Occupants (maximum of 2) at a deposit cost of \$20.00each. This is refundable on the return of the card in good condition. A replacement card fee of \$20.00 will be charged should the card become lost or damaged beyond use while in the Occupant's possession. Gate cards are not to be shared with family and friends and doing so will be cause for termination of the License to Occupy.

VISITORS: All visitors will be required to register at the office before being admitted into the park. There is a daily & nightly fee for visitors and there is a seasonal pass available for extended family members or friends, which allows a maximum of 2 adults and their immediate dependent children (maximum of 4 in total). Only one family may be signed in at a time using the seasonal pass. Visitors are allowed to stay overnight only if suitably accommodated in Occupant's trailer while the occupant is on Site. Day visitors must leave by 10pm. Occupants are responsible for the conduct and actions of their visitors. VISITORS CAUGHT USING A SITE IN THE ABSENCE OF THE REGISTERED OCCUPANTS WILL BE CHARGED THE DAILY TRANSIENT RATE BY Woodhaven FOR THE USE OF THE SITE AND SERVICES. ANY OCCUPANT FOUND LETTING THEIR SITE TO THIRD PARTIES MAY HAVE THEIR LICENSE TO OCCUPY TERMINATED.

BOAT STORAGE/PARKING: The occupant is responsible for the total maintenance (e.g., grass cutting) under & around boat storage/parking area. A charge will apply if the park is required to maintain this area.

THE OCCUPIER of a Site shall exercise such care as is reasonable in the maintenance of the Site during his or her occupancy and shall ensure the reasonable safety of any person permitted to enter onto the Site and property and shall save Woodhaven harmless from any and all claims as a result of the failure of the OCCUPANT to do so.

MAINTENANCE AREA: This area is strictly off limits to all occupants of our property and is for company use only. All items in this area are the property of Woodhaven and are not for camper's use. Please be advised that this area is under surveillance and violators will be held accountable for loss or damages.

A WAIVER of any one or more of the terms or conditions herein contained must be obtained in writing from Woodhaven and such waiver shall not be deemed to be a waiver of any of the other terms and conditions of this License, other than those specifically waived. In no event shall any waiver be deemed to be a continuing waiver.

IT IS agreed and understood between the occupant and Woodhaven, that the "TRESPASS TO PROPERTY ACT" governs the relationship between the parties.

At Woodhaven, we strive to create a welcoming and safe environment for all campers, visitors, and employees. Respectful behavior is always expected. Violence, threats, harassment, intimidation, abusive language, or any disruptive actions are not tolerated. Anyone who violates this policy may be subject to disciplinary or corrective action. By following these guidelines, we can all enjoy a safe and positive community experience

Site # _____

Signature _____

Date: _____