

# Fawcett Lake Resort Rules

**There is no daily camping permitted on the Resort. Lots are leased on an annual basis by Annual Campers. These rules apply to everyone who enters the Resort.**

## **1. General Rules and Regulations**

- a) Everyone who enters the Resort is required to be registered with management or be the guest of an Annual Camper. This includes service providers, delivery vehicles, temporary visitors and other users. All friends, relatives and non-dependent adult children of Annual campers who enter the Resort are considered guests.
- b) The rights of all campers shall be respected at all times. This includes the right of Annual Campers to the peaceable and quiet enjoyment of their lots. Quiet hours will be enforced between the hours of 10:00 p.m. and 8:00 a.m. daily.
- c) All fires must be supervised and in approved contained locations. The fire rings located in Common Areas may not be moved. Fires may not be permitted at all times.
- d) Standing trees may not be used for the construction of permanent structures (longer than 7 days). The cutting or injuring of trees or the disturbing of soil or the roots of vegetation on the Resort is not permitted unless it is in the location of approved construction, landscaping or gardening activity. The Nature Preserve area and all areas located immediately between a lot and the shoreline are specifically protected.
- e) No waste, nuisance, dangerous substance or goods, shall be brought onto the Resort, or stored on the Lot or any boat dock. This includes the bulk storage of gasoline or other motor fuels.
- f) All waste and garbage, including fish cleaning remains, must be placed in suitable refuse containers to protect wildlife. All refuse containers must be emptied and the contents removed from the Resort on a regular basis.
- g) Annual Campers shall keep the lot and adjacent Common Areas in a clean and tidy condition. This includes the trimming of grass, other regular gardening activity and the removal of litter.
- h) All lot improvements shall be to a standard acceptable to management. Annual Campers shall repair and maintain in good condition all improvements to the lot including fences and permitted buildings.
- i) The utility systems on the resort are not adequate for uses other than regular household activities. Uses of a utility system that will, in the opinion of management, place unnecessary strain on it, will not be permitted.
- j) Only a Resort approved vacuum truck service or water hauler service will be permitted on the Resort, with all costs paid by the Annual Camper. The level of fluid in all septic holding tanks must be maintained at the recommended level for the Winter Storage Period. Inappropriate dumping of sewage is illegal and will be severely dealt with.
- k) The use of power generators is not permitted on the Resort. Power service may not be available at all times.
- l) No "For Sale" signs may be posted on the Resort without the approval of management. Signs may be posted on the community bulletin board.

## **2. Living Units**

Unless otherwise indicated, a maximum of one Living Unit (Cottage, Recreational Vehicle, Camping Unit, Holiday Trailer, Camper, Tent, Tent Trailer, Motorhome, or other structure) is permitted on the Lot. Additional living units will result in Guest Fees even if they are unoccupied.

## **3. Guests - Family and friends of the Annual Camper may use a lot as guests provided that:**

- a) The Annual Camper who leases the lot being used accepts responsibility for conduct of the guests. The Annual Camper agrees to indemnify the Resort and its owners for all damages, costs and expenses, incurred as a result of the conduct of the guests.
- b) The guests are pre-registered and the Annual Camper agrees to pay guest fees for each additional living unit. Pre-registered Guest Fees are \$10 per night for up to three nights of the first visit in the year and \$30 per night in all other cases.
- c) If the Annual Camper is not also present then at least one of the guests must be at least 18 years of age

## Fawcett Lake Resort Rules

### 4. Vehicles

- a) Operators of vehicles must obey all traffic signs, including a speed limit of 10 km/h.
- b) All Terrain Vehicles (ATVs), must only be operated at an idle and remain on the roads or trails at all times. Excessively loud ATVs or other vehicles, as determined by management, may not be operated on the Resort at any time.
- c) ATVs may not be operated on the Resort during quiet hours except to transport individuals directly to their lot in the evening, or directly from their lot in the morning.
- d) ATV operators under the age of 14 must be directly supervised at all times.
- e) All vehicles and Living Units must be parked in an approved parking area or placed on a lot in a manner satisfactory to management. If there are more than two vehicles on a lot, management may require vehicles to be parked elsewhere.
- f) All heavy vehicles must be approved by management before entering the Resort.

### 5. Alcoholic Beverages

- a) No alcoholic beverages may be consumed in Common Areas of the Resort.
- b) Consuming alcohol while operating a motor vehicle, ATV or a boat is against the law. Anyone found to be drinking and driving at the Resort will be reported to the authorities.

### 6. Firearms, Archery Bows and Fireworks

- a) No loaded firearms shall be carried or stored on the Resort.
- b) The shooting or discharge of firearms is prohibited on the Resort.
- c) The use of archery bows in the Resort shall occur only in those areas and time periods approved by management.
- d) The use of fireworks is prohibited on the Resort except when management specifically consents to the use, and upon such conditions as management considers reasonable. Fireworks will typically be permitted on the evening of the Canada Day celebrations.

### 7. Pets

- a) Up to 4 household pets are permitted per lot, only 2 of which may be dogs. Pets must be controlled at all times, including the level of noise that is caused by them.
- b) Dogs must be kept on a leash or contained in a fenced area on a lot at all times.
- c) No pets are allowed in the common beach or swimming areas.
- d) Any waste, damages, or injury caused by a pet is the responsibility of the pet's owner and of the Annual Camper who is responsible for the conduct of the owner.

### 8. Boat Docks

- a) Children must be accompanied by an adult when on any boat dock.
- b) Any boat dock is used at your own risk.
- c) Boats or other structures may not be left unattended within 10 meters (33 feet) of any common dock without management approval.
- d) All docks must be installed using an approved location and in accordance with any applicable government regulations. During the Winter Storage Period, all docks must be stored on a lot or in another location approved by management.

### 9. Entry To and Use of Facilities - Management reserves the right to:

- a) Determine who may and who may not enter or be present on the Resort.
- b) Control who may use the facilities.
- c) Eject any individuals, who in the opinion of Management are undesirable.