

# 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. Decorative and other lighting shall be controlled and be targeted within the lot. 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 at all times and kept "campfire size" in contained locations. 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. The cutting or injuring of trees, the disturbing of soil or the roots of vegetation, or the planting of trees (although this is encouraged) on the Resort is not permitted unless it is in the location of approved construction, landscaping or gardening activity. Areas near electrical fixtures or septic holding tanks, 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. This includes the bulk storage of building materials, firewood, and gasoline or other fuels. All piles of gravel, dirt, or other fill shall be spread before winter freeze-up.
- 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. The use of balloons, Styrofoam, tinsel and single use plastic is discouraged at the Resort.
- g) Annual Campers shall keep the lot and adjacent Common Areas in a clean and tidy condition. This includes lawn mowing, litter removal, spring cleanup and other regular gardening activity.
- 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 or methods of using 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 other than in designated areas and at designated times. Power Generators must not be connected, either directly or indirectly, to a utility system. Power service may not be available at all times.
- l) No signs, flags, advertisements or political symbols may be posted or displayed on the Resort without the approval of management. "For Sale" signs may be posted on the community posting board.

## **2. Main Living Units and other Permanent Items (in place more than 10 days)**

- a) A maximum of one Living Unit (Cottage, Recreational Vehicle, Camping Unit, Holiday Trailer, Camper, Tent, Tent Trailer, Motorhome, or other structure) may be permanently placed on a lot. Additional living units will result in Guest Fees even if they are unoccupied.
- b) The Main Living Unit, Accessory Structures, Other Structures, personal Items and vehicles may be placed on the lot subject to the Development Restrictions.

## **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.

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- b) The Annual Camper agrees to register each additional living unit and to pay guest fees for it, as stipulated on the Guest Registration Envelope.
- c) Unsupervised guests must include at least one individual who is 18 years of age or older
- d) There is a maximum stay of 10 consecutive days on the Resort for an additional living unit

### 4. Vehicles

- a) Operators of vehicles must obey typical traffic laws that would apply outside of the Resort including obeying posted traffic signs and 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 & Cannabis

- a) Alcoholic beverages or cannabis may not be consumed in Common Areas of the Resort unless participating in an event that has received special permission.
- b) Consuming alcohol or cannabis while operating a motor vehicle, ATV or a boat is against the law. Impaired driving at the Resort is not tolerated and 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, pellet (or BB) guns, and sling shots 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.

### 7. Pets

- a) Up to 4 household pets are permitted per lot, only 3 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 and shoreline items must display the lot number to which it belongs and be placed in an approved location, in accordance with any applicable government regulations. During the Winter Storage Period, all items must be stored on a lot or in an approved location.

### 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.