

TERMS AND CONDITIONS – WOODRIDGE CAMPGROUND 2023 - 2024



Woodridge Campground is privately owned. These Terms and conditions are written and enforced for your general welfare, safety, and enjoyment. Effective as of May 1, 2023.

MANAGEMENT RESPONSIBILITIES:

- To enforce the Terms and Conditions of Woodridge Campground Ltd.
- To provide safe, comfortable living conditions to all Guests at the Woodridge Campground.
- To listen and respond to Guests' needs and wants in a timely and direct manner.

GUEST RESPONSIBILITIES:

- To know, understand, and observe the Terms and Conditions of Woodridge Campground.
- To enjoy, insure and protect your stay.
- To have a good, safe stay and to enjoy all Woodridge Campground has to offer.
- To bring to Management's attention any concerns or questions.

SEASONAL AGREEMENT:

- Each Seasonal Agreement term is a separate transaction and is renewed yearly.
- The Seasonal Agreement allows residency from May 1st to October 1st and storage from October 1st to May 1st.
- The Guest or Management may choose to terminate the renewal of the Seasonal Agreement and in all instances, a notice of termination must be received in writing 30 days before the vacate date stipulated on the notice.
- The Guest's RV and all Personal Contents must be removed from the Site on the vacate date stated in the notice of termination.
- The current Seasonal Rate will be invoiced in monthly installments to the Guest's account from the date of notice of termination to the vacate date and any additional rental or extension beyond the stipulated vacate date will be at the current posted daily rental rates.
- ALL RV'S must be insured with the Manitoba Public Insurance, proof of insurance must be provided.

Renewal Date & Seasonal Rate: The Seasonal Agreement Renewal Date for all Seasonal Guests is on May 1st of each year. The Seasonal Agreement End Date for all Seasonal Guests is at midnight on April 31st of each year. The Seasonal Rate need to be paid in full. The Seasonal Rate and all other transactions may be paid by cash or e-transfer. In all instances the Seasonal Rate is non-refundable.

Late Charges (30-day Terms): These terms take effect as of May 1, 2023; In addition to all other rights and remedies of Management and without prejudice to Management's right to terminate the renewal of the Seasonal Agreement for non-payment of the Seasonal Rate, late fees, etc. a late payment fee of 2% per month will be charged for past due accounts.

Accounts that are delinquent for 90 days or more will be deemed to be in default and Management will have the right to terminate the Seasonal Agreement which may result in eviction and a request for the removal of the RV and all Personal Contents on the Site. Guests who are deemed to be in default will have their electricity turned off 5 days after receiving the notification of termination.

Seasonal Rate Increases: On the Renewal Date of May 1st of each year, Management reserves the right to increase the Seasonal Rate to compensate Management for increases in Management's costs of insurance, taxes, salaries, contracted services, and utility rates.

Electricity, Water & Sewage: Electricity will be on at the Site as of May 1st of each year. Electricity will be turned off at the Site on October 15 of each year. It is the Guests' responsibility to ensure that all perishable goods have been removed before October 15.

The Water System will be turned on at the Site for the first weekend of May of each year and turned off at the Site on the Tuesday following the Canadian Thanksgiving weekend of each year.

The Sewage System is operational at the Site as of the first weekend of May of each year and up to October 15 of each year. Guests must be careful of items flushed into the sewage system, i.e. Sanitary Napkins, diapers, etc. should never be flushed down a toilet.

The Electricity, Water & Sewage System dates of operation are subject to change due to but not limited to; weather conditions, maintenance, upgrades, or uncontrolled events. Guests with delinquent accounts will not have their electricity turned off until their account balance has been zeroed.

Off-Season Use: From October 15 to May 1 the campground is closed. Guests are permitted to visit their Site but are required to inform the Management by phone or e-mail before their visit. Guests requesting to have electric power must make an email request to Management. An off-season electricity fee of \$20.00 per day will be applied to the Guest's account. Be prepared to walk in, the roads may be impassable.

Picnic Tables: Only one picnic table is permitted per Site. Inform the office if you don't want a picnic table on your Site. For special occasions, more tables might be available at your request.

Personal Injury & Property: Under no circumstances will Woodridge Campground Ltd., its officers, managers, and employees be liable for injury to persons, including Guests and their Visitors or invitees or licensees, or for any loss or property damage due to fire, theft, accident, or Act of God. Guests must determine to what extent of insurance is required to protect themselves and their Visitors against such a loss. If the Guest's RV(s) is not insured through MPI then the Guest must insure the RV(s) with homeowner insurance. Personal Contents on the site must also be insured with homeowner insurance. Guests must provide proof of insurance when requested by Management.

Rental of RV/Site: The Site shall be used solely for recreational purposes and occupied only by the Guests and their dependents. The rental of property is prohibited. Friends or relatives may occupy an RV in the Guest's absence but must register at the office with proof of permission from the Guest.

Visitors: All Visitors are subject to the Terms & Conditions of the Woodridge Campground and the registered Seasonal Guest will be held responsible and accountable for the actions of their Visitors. Visitors are not allowed to park an RV on a Seasonal Guest's Site without prior consent from Management. If permission is obtained, the regular overnight fee will apply.

Children & Youth: Woodridge Campground welcomes children of all ages. Children and youth under the age of 18 are permitted on the property with adequate adult supervision only. At no time should children or youth be left on their own at the Site. Guests are responsible for the care and actions of their children and youth or any child and youth left in their care at all times. Uncontrolled destructive and/or abusive children or youth will not be tolerated and may result in their being banned from the Woodridge Campground or in the Guest being issued a notice of termination of their Seasonal Agreement.

Curfew: The Woodridge Campground has an 11:00 pm curfew for children and youth. No loitering, no bike riding. Children and youth must be at a designated campsite and under adult supervision. Violators of this rule will be returned to their parents or those responsible for their supervision. Frequent violators will not be tolerated, and it may result in the banning of the child or youth or the Guest being issued a notice of termination of their Seasonal Agreement.

Pets: Pets are welcome. Dogs must always be on a leash and owners must clean up after them. Do not leave small bags of dog feces in front of your Site or at the front of any other site or building, please deposit them in a larger garbage bag or garbage container. No pets are allowed in the campground buildings except for service animals that are identified as having been trained to assist someone with disabilities. Barking dogs or those of which complaints are received will be dealt with promptly. Guests who cannot contain their dogs from disturbing others or dogs that the Manager deems as dangerous to the wellbeing of other Guests will be asked to remove their dogs from the Woodridge Campground.

Parking: Each Site was originally provided with adequate space for one vehicle. In most circumstances, there is room for two vehicles. Additional vehicles should be parked in the designated parking areas and not on the street. Anyone parking in such a manner as to block the driveway of a neighboring site or impede the flow of traffic shall be asked to move the vehicle immediately.

Winter storage: Vehicles, golf carts, RVs, trailers, or any form of equipment that are not owned by the Seasonal Guest are not allowed on the Site without Management's prior consent.

Site Occupancy: Only one RV (travel trailer, motor home, or park model) and only one of each of the following Personal Contents shall be allowed on the Site; deck, screen room, cook shed, storage shed, firewood shelter. Mobile homes and cabins in place of an RV are prohibited. Guests who do not adhere to the above conditions will be asked to remove the RV or the Personal Content from the Woodridge Campground.

Building & Adding Personal Contents: You must inform the Woodridge Campground Management for approval before the commencement of any construction or exterior modifications to ensure all building rules and specifications are being adhered to. Buildings must be no greater than 200 sq. ft. (10' x 20'). Decks, screen rooms, cook sheds or storage sheds, must be built to be movable off the Woodridge Campground without the removal of any trees, underbrush, or any damage to the Site or campground roads. Electrical wiring for all buildings must be done by or inspected by a qualified electrician. Sleeping cabins must be free-standing, not attached to the RV, have a 4/12 roof pitch, and must strictly be only one floor, no loft. Covered decks, screened or not, must be free-standing, not attached to the RV, and cannot have a roof height greater than 3' above the RV, and cannot extend more than 2' over the RV. Roofs built completely over an RV are not permitted. Residents who do not adhere to the above conditions will be asked to make the appropriate modifications or to remove the Personal Content from the Woodridge Campground. Railway ties, fences, poured concrete pads, fireplaces, and planted trees become the property of the campground if a Guest decides to vacate their Site or are evicted from the campground.

Power Tools & Chain Saws: Power tools and hammering will only be allowed from 10:00 am to 6:00 pm in June, July, and August. Chain saws are not allowed in June, July, and August other than the ones used by Resort Maintenance.

Electric Power: Seasonal sites are supplied with 15-amp, 30-amp or 50-amp service depending on when the sites were developed. This is the power required for RVs and not for additional outbuildings. In no circumstances will Management increase the power supply. To avoid Site power outages due to the breaker tripping off, Management strongly recommends that you don't add to your outbuildings any air conditions, space heaters, electric hot water tanks, clothes washers/dryers, fridges, freezers, and other large electrical appliances. If a Site's breaker trips off because of a power consumption overload, the Guest will be required to turn off appliances to reduce their power consumption. Tampering with the locks on breaker panels and/or tampering with breakers, electrical service connections, or other electrical utility connections is dangerous and strictly forbidden, violators will be evicted. If the Site's breaker trips off contact the office during operating hours. After office hours phone number located on the office door.

Fridges & Freezers: Must be placed in an enclosed structure away from the direct heat of the sun. Guests who have an operating fridge or freezer outside of an enclosed structure will have a monthly \$25.00 electrical fee applied to their account until the infraction has been remedied.

Patio Lights & Decorations: Management encourages the use of solar lights. When installing patio lights, care should be taken so the trees are not harmed. Do not encircle a tree with a clothesline or wire as this chokes the tree. Use an old garden hose or bungee cord to protect the tree. When hanging up decorations, do not put nails in the trees, this causes diseases. Patio lights, nails, and other objects that can harm the trees will be removed by Management.

Thermostats & Timers: Turn off patio lights before retiring for the night. Air-condition units, heaters on thermostats, and patio lights on timers should be turned off when the Guest is away. Management asks for your cooperation to conserve energy and keep electrical costs down.

Trees & Underbrush: The clearing of trees and underbrush or slowly taking over more site space (site creeping) without prior consent from Management is strictly forbidden. Non-compliance may result in a fine of up to \$200.00 or eviction from the Woodridge Campground. Upon Management approval, any tree that must be cut down to make room for a larger RV or other Personal Content must be replaced with the planting of another tree.

Firewood: It is very important to use local firewood throughout Manitoba to slow the spread of Dutch Elm disease.

Site Maintenance: Site beautification is encouraged. Each Guest is responsible for maintaining a neat and clean appearance of their Site. No open storage is allowed. If personal property is stored under the RV, adequate skirting must be installed. Management will remove bush trimmings and fire pit debris only. All other trimmings, weeds, etc. are the responsibility of the Resident. Management reserves the right to clean Sites and charge Guests a maintenance service fee if Sites are not weeded or kept clean of debris. Herbicides used to control weeds must not be applied without prior approval from Management. Car washing, oil changes, and car repairs are not allowed on Sites, on the street, or elsewhere in the Woodridge Campground. Tarps covering RVs or any Personal Content on the Site are not permitted unless during the storage season or for a very temporary period such as waiting for or during roof repairs.

Satellite Dishes: Under no circumstance will Management approve the cutting down of trees for a satellite dish. Do not fasten a satellite dish to a tree.

Guest Owned Pools/Hot Tubs: Due to a notification from the Woodridge Campground insurance provider, as of April 1, 2023, Guest owned Pools, Hot Tubs and Electric Saunas are not allowed on the Guest's Site and must be removed from the Woodridge Campground before May 1, 2023. Hot tub rental from a third party is not allowed in the Resort.

Garbage & Recycle: All garbage must be placed in garbage bags and recyclable beverage containers must be placed in clear recycle bags (for more information on what is recyclable and what is not visit www.recycleeverywhere.ca). Garbage and recycle bags are to be deposited at designated Garbage Stations.

Alcohol: Alcohol is permitted on the Woodridge Campground; however we are a family resort and therefore we ask all our Guests and their Visitors to drink responsibly. Drunken, disruptive, and disorderly behavior will not be tolerated at any time. Under government regulations, minors under 18 years of age are not permitted to consume alcohol on the Woodridge Campground. Driving any motorized vehicle under the influence of alcohol is a criminal offense in Manitoba. Guests who violate these Alcohol terms may be banned or evicted from the Woodridge Campground and subsequently face charges.

Smoking: Smoking is prohibited in all buildings & washrooms.

Cannabis: Cannabis as per Manitoba Provincial Legislation is permitted provided that consumers are of the legal age of 19 and cannabis can only be consumed in a private area residence (RV, tent) which includes back yards (Site). Smoking and vaping cannabis in public places is prohibited. No smoking or vaping cannabis on the campground roads, buildings, including the Main Stage venue.

Low Noise Level: Please remember the proximity of your neighbors. Blaring radios and television sets, barking dogs, group games, leaf blowers, wind chimes, and mosquito zappers can be annoying. High levels of noises emanating from people, radios, and pets which result in complaints will be dealt with promptly. No excessive noise between the hours of 11:00 pm and 8:00 am. After 11:00 pm please keep radios and voices down. Management may at their discretion ask that radios be turned off or disperse a group gathering.

ATVs/Golf Carts: The following conditions must be adhered to if intending to operate an ATV or Golf Cart within the Woodridge Campground. The driver must be at least 16 years of age and hold a valid driver's license. No joyriding in the Woodridge Campground. All ATVs/Golf Carts, if used after dusk, must be equipped with adequate lighting. ATVs (including pocket quads) must be MPI registered and licensed. From 11:00 pm to 8:00 am ATVs and gas-powered golf carts are to be parked. Driving any motorized vehicle under the influence of drugs or alcohol is a criminal offense in Manitoba. Repeat violators of these rules will have their ATV/Golf Cart banned from the Woodridge Campground.

Dirt Bikes: Dirt bikes (including pocket dirt bikes) once started must be driven away from the Woodridge Campground. No joyriding in the ditch or service road in front of the Woodridge Campground. From 11:00 pm to 8:00 am Dirt Bikes are to be parked. If these rules are not adhered to, your dirt bike will be banned from the Woodridge Campground.

Bicycles: Management encourages the use of bikes for fun and exercise. All bike riders must use caution and care when riding. Parents make sure your children are aware of the danger of blind corners. Make sure that they don't rely on the stop signs; some people may not obey them. Bike riders, as well as vehicle drivers, must yield right of way to pedestrians. Bikes should never block or impede or prevent easy access to the roads, office, or washrooms.

Firecrackers & Fireworks: Firecrackers are strictly forbidden. Fireworks may be allowed for special occasions. You must have the Manager's consent before the shooting of any fireworks. Violators of this condition risk being evicted from the Woodridge Campground.

Laundry: Laundry facilities are not available at this time.

IMPORTANT: Management retains the right to accept or refuse a purchase.

INFRACTIONS OF RULES AND REGULATIONS WILL BE BROUGHT TO YOUR ATTENTION BY MANAGEMENT AS PART OF THEIR DUTY AND OBLIGATION TO OTHER GUESTS. DISREGARD FOR WOODRIDGE CAMPGROUND RULES AND REGULATIONS OR EXHIBITING VERBAL AND/OR PHYSICAL VIOLENT BEHAVIOUR TOWARDS MANAGEMENT, STAFF, GUESTS, VISITORS OR OTHERS MAY RESULT IN CRIMINAL CHARGES AND EVICTION OR NOTIFICATION OF TERMINATION OF THE SEASONAL AGREEMENT. GUESTS WHO ARE EVICTED OR ARE ISSUED A NOTICE OF TERMINATION OF THE SEASONAL AGREEMENT MUST REMOVE THEIR RV AND PERSONAL CONTENTS OFF THE SITE ON OR BEFORE THE SPECIFIED DATE AS INDICATED ON THE NOTICE. IN ALL INCIDENTS NO REFUND WILL BE ISSUED.

ASSUMPTION OF RISKS: BE AWARE THAT RECREATIONAL FACILITIES; PLAY STRUCTURES, ROADS, ETC., INVOLVES MANY INHERENT RISKS, INCLUDING BUT NOT LIMITED TO CHANGING WEATHER CONDITIONS, EQUIPMENT FAILURE, COLLISION WITH OBJECTS/PEOPLE AND FAILURE TO USE FACILITIES IN A SAFE AND PRUDENT MANNER WITHIN ONE'S ABILITIES, MAY CAUSE INJURY OR DEATH. ALL GUESTS, VISITORS, AND OTHERS USING THE WOODRIDGE CAMPGROUND FACILITIES DO SO AT THEIR OWN RISK.

PLEASE READ THESE TERMS & CONDITIONS CAREFULLY. YOU ARE REQUIRED TO SIGN A SEASONAL AGREEMENT INDICATING YOUR UNDERSTANDING AS A CONDITION OF OCCUPANCY.

TERMS AND CONDITIONS AGREEMENT – WOODRIDGE CAMPGROUND
2023 - 2024



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<i>Seasonal Camper Information</i>		Has your information changed? <input type="checkbox"/> YES <input type="checkbox"/> NO
Name:	Home Phone:	
Name:	Cell Phone:	
Email Address:	Work Phone:	
PO Box/Street:		
City:	Province:	Postal Code:
Emergency Contact:	Emergency Contact Phone:	

TERMINATION/CANCELLATION OF AGREEMENT

The Owner may, upon written notice to Occupant, in its absolute discretion terminate/cancel this agreement as a result of:

- (a) failure of the Occupant and/or Occupant's guests to comply with all campground rules and conditions; or
- (b) conduct of the Occupant and/or Occupant's guests within any part of the Owner's facility at Woodridge Campground which is deemed unacceptable in the absolute discretion of the Owner.

The Occupant agrees to vacate the site, including removal of trailer and clean-up of site both at the Occupant's expense, in accordance with the said notice of termination/cancellation of this agreement.

I, the undersigned trailer occupant hereby warrants, covenants, and represents that during the term of this agreement shall maintain in full force and effect liability insurance coverage in respect of my trailer, my golf cart, dirtbike or quad if any, and the subject site. I agree to deliver to the owner satisfactory proof of said Manitoba Public Insurance coverage upon written request from the owner.

This agreement is for the benefit of and is binding upon the undersigned Occupant and Owner. I (we) acknowledge that I (we) have read pages one through two, understand and agree to comply with all the provisions in this agreement, the Campground Terms & Conditions and that Woodridge Campground is not responsible to me, my family or associates for any injuries suffered or loss due to theft, hydro loss, fire or other causes, in respect of which Woodridge Campground is not responsible, liable for or negligent.

Signature of Occupant

Date

Signature of Office, Woodridge Campground