

# SEASONAL CAMPSITE AGREEMENT

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THIS AGREEMENT BETWEEN

**Wawaitin Holiday Park**

hereinafter referred to as the 'Owner' of the first part,

AND

**[CAMPERS NAMES]**

hereinafter referred to as the 'Camper', of the second part;

In consideration of the rents, covenants and agreements, hereinafter contained on the part of the Camper and the Owner each agree with the other as follows:

## 1.01 TERMS

The Owner does grant permission onto the Camper to occupy for recreational purposes during a term of up to **4 months** commencing on the **19<sup>th</sup> day of May 2024 and ending September 18<sup>th</sup> of the same year**, all those certain premises known and described as **Lot number ##** of Wawaitin Holiday Park, being part of summer resort location RY386, Township of Thorneloe, City of Timmins, District of Cochrane, hereinafter referred to as the "Campsite".

## 1.02 RENEWAL

There is no right of renewal of this Agreement. There is no right to reoccupy a campsite used the previous year. Camping lot assignments are made at the complete discretion of the Owner.

## 1.03 TERMINATION AND WAIVER OF TERMS

Upon breach of any of the express terms and conditions contained in this agreement, the Owner may, at his sole discretion and in addition to any other remedies, terminate this Agreement, and upon receipt by the Camper of a 'Notice of Cancellation', this Agreement shall be null and void and the camper shall forthwith vacate the Leased Campsite removing therefrom all his possessions, however, failure of the owner to insist, in one or more instances, upon the compliance and performance by the Camper of any of the terms and conditions of this Agreement shall not be construed as a waiver of the future performance of any such term or condition and the obligation of the Camper shall continue in full force and effect.

## 2.01 FINANCIAL PAYMENTS

The Camper agrees to pay in cash to the owner, his heirs, executors, administrators, successors and assigns, the sum **\$1,800.00 / \$2600.00 <sup>+taxes</sup>**, **to be paid** by the Camper to the Owner in **4 equal payments of \$508.50 / \$734.50 together with \$500 security deposit** upon execution of this Agreement and prior to occupancy by the Camper of the Campsite.

The Camper authorizes the Owner to keep on record the Camper's credit card information for the purpose of, from time to time, requesting payments from the Camper's credit card issuer for the balance of the equal payments and all fees due under this agreement, and agrees to keep that information up to date on the Owner's record.

## 2.02 REFUNDS

The Camper is not entitled to refunds from the Owner under this Agreement.

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### 3.01 REPRESENTATIVES

The parties of the first and second part agree that for the purpose of this Agreement, the Camper and Park Management are the designated representatives and they may deal with each other in respect to all matters arising under this Agreement; different representatives may be appointed by providing notice.

### 3.02 NOTICE

Any notice required to be given by the Camper and Owner one to the other, shall be in writing and shall be deemed to be served by them when personally delivered or sent by registered mail to the owner at **P. O. Box 246, Timmins ON P4N7E2**, to the camper at {address}, **Timmins, Ontario, P** and in the latter case notice shall be deemed to have been received the third business day after the date of mailing.

### 3.03 INSPECTIONS

Any authorized representative of the Owner may exercise the right to enter, at any reasonable time and without notice, the Campsite to inspect the lands and premises occupied under this Agreement.

### 3.04 SERVICES

When purchases, water, sewer, and electricity will be provided May to October inclusive, electricity service to your lot is metered and provided at an additional fee per kWh, billed monthly due 10 net.

### 4.01 ASSIGNMENT

The Camper will not assign, convey, or otherwise transfer any interest and obligation of this Agreement, in whole or in part, without the express written consent of the Owner.

### 4.02 END OF TERM

At the termination of this Agreement, the Camper will restore the campsite to a state and condition similar to that at the commencement of the term, including compliance with environmental standards and obligations, as may be in place or imposed, and regulated by any Municipal, Provincial, or Federal Government Agency.

### 5.01 COMPLIANCE

The Camper assumes full responsibility for assuring that he, his family and guests, if any, at all times comply with any and all applicable federal, provincial, municipal, and Park rules regulations, laws, orders, and statutes.

### 5.02 CEASE AND DESIST

The Camper will not do or permit anything to be done to or on the Campsite or permit anything to be kept thereon which may be annoying to the Owner or which the Owner may deem to be a nuisance or a hazard and in the case of the Owner advising the Camper that the Camper's property, activity or process is a nuisance or a hazard to the Owner, the Camper will immediately abate such nuisance or hazard.

### 6.01 INDEMNIFICATION

The Camper agrees to protect, indemnify, and save harmless the Owner its representatives and agents from and against all claims, demands costs actions, causes of action, expenses, legal fees and or whatsoever which may be taken or made against them or any of them for any loss, damage or injury, including death, of any nature or kind whatsoever arising out of or in consequence of any act, neglect or omission of the Camper, his family and invited guests in connection with the performance of this Agreement.

### 6.02 PROTECTION

The Camper will keep in effect, during the entire term of this Agreement and at his sole cost and expense, liability and property damage insurance with respect to the Campsite and the Camper's chattels thereon, and save and hold harmless the Owner from any damages, suits, or other liabilities arising from any loss whatsoever and however caused, including but not limited to his use in general of the said Campsite and other property of the Owner and infrastructures associated with the Park. ...3

7.01 TITLE AND PROPERTY RIGHTS

This Agreement is not intended to and shall not be construed to vest in the Camper any title or property rights in the real estate or fixtures belonging to the Owner now located on the Campsite and elsewhere in the Park

7.02 TENANCY

The Camper agrees and understands that he is a 'registered seasonal guest' and that the Landlord and Tenant Act of Ontario is not applicable under this Agreement.

8.01 HEADINGS

The parties hereto agree that the headings in this Agreement do not form part of the Agreement and shall be deemed to be inserted for convenience and reference only.

8.02 GRAMMAR

The parties hereto agree that the words importing the singular number only shall include the plural, and vice versa, and words importing the masculine gender shall include the feminine gender, and words importing persons shall include firms and corporations and vice versa;

8.03 APPENDIX

The Owner and Camper agree that Appendix "A" to this Agreement and thereto attached, forms part of this Agreement as if fully incorporated herein.

9.01 OBLIGATION

The parties hereto agree and when there are two (2) or more Campers bound by the same covenants herein contained, their obligation shall be joint and several.

9.02 CONTINUANCE

Subject to any limitations contained in this Agreement on the right of the camper to assign this Agreement, the Owner and the Camper hereto agree that this Agreement shall be binding upon and ensure to the benefit of the Owner, the Owner's heirs, successors and assigns and the Camper and the Camper's heirs, successors and assigns.

The parties hereto have executed this Agreement.

EXECUTED and DELIVERED each in the presence of each other:

IN WITNESS whereof I have hereunto set my hand and seal: I have authority to bind for the Company

PER

OWNER; **Wawaitin Holiday Park.**

May 19, 2024

(Seal)

CAMPER(S)' ACKNOWLEDGEMENT:

I/We have read, understand and agree to abide by the terms of this Agreement, the attached Appendix "A" to the Agreement; Further, I/We have received literature outlining Park etiquette, campfire instruction and lake safety.

CAMPER'S NAME: **[NAME]**

May 19, 2024

(Seal)

CAMPER'S NAME: **[NAME]**

May 19, 2024

Witness

APPENDIX "A"

This agreement authorizes 1 licensed automobile and 1 camping unit on the Campsite; tents are not acceptable.

Camping unit must be licensed and maintained in a roadworthy condition; the Camper must be able to remove the camping unit from the Campsite within 24 hours' notice from Park Management (i.e. fire hazard, etc.).

The use of insured ATVs is limited to in and out privileges and restricted during quite hours (11:00PM to 7:00AM);

The maximum floor area of a camping unit must not exceed 40 square meters.

The Camper must locate his camping unit on the Campsite to the satisfaction of Park Management.

Camping unit is not to be removed from the Campsite without prior notice to Park Management being given.

The camper is not permitted to loan, sub-lease, rent, or enter into shared leasing agreements with other persons; this Agreement, and additional vehicle passes, if any, are not transferrable.

The use of firearms, and pyrotechnics, is prohibited within the Park.

Additional persons staying in the Park overnight (after 11 PM) must register and pay the applicable yearly fee.

The maximum number of persons authorized to occupy (stay overnight) on the Campsite shall not exceed six (6).

The Camper is at all times responsible for the conduct of his family and guests while in the Park and shall ensure that all conditions of the season pass and this Agreement are complied with.

Beaching of small personal watercraft is allowed with the permission of Park Management; however, private docking or storage space must be purchased.

Additional structures such as sheds, fences, gardens, flower beds, etc. are not permitted. Except barbecues, no other appliances are to be kept outside the camping unit.

Pets are permitted and you must keep them under control at all times and clean up after them.

Generators are permitted only when there is a power outage of 12+ hours and subject to City noise by-laws.

A maximum of one (1) cubic meter of fire can be stored in the Leased Campsite; chain saws and tree cutting are not allowed within the Park.

Sewage, and grey water (sink - shower) may only be disposed of at the Park's transfer station or in the sewer hook-up at the Campsite. This Agreement will be cancelled if discharge is carried out in any other manner.

Weather and other conditions permitting, when purchased with your lot occupancy term, water, sanitary, and electric "services" will be provided during the "operating season", however, these services and other Park facilities may be limited in May and October.

Campers on a seasonal agreement are subject to the same Park rules and regulations as registered guests. Please familiarized yourself and instruct family and guests on Park etiquette regarding noise, litter, quiet hours and visitor departure by 11:00pm, fire restrictions, water safety, etc.

The Camper must notify the Lessor within 30 days of any changes to the following particulars of the camping unit to occupy Leased Lands:

Trailer Make:	Model:	VIN:	Plate #:
Date of Manufacture:	Insurer:		Policy #:
ATV Make:	Model:	VIN:	Plate #:
Date of Manufacture:	Insurer:		Policy #:
Vehicle 1 Make:	Model:	VIN:	Plate #:
Date of Manufacture:	Insurer:		Policy #:
Vehicle 2 Make:	Model:	VIN:	Plate #:
Date of Manufacture:	Insurer:		Policy #:

Campers' Initials

**SEASONAL**  
**CAMPSITE**  
**AGREEMENT**

**WAWAITIN**  
**HOLIDAY PARK**

LOT #

EFFECTIVE May ##, 202  
FOR A TERM  
4 Months

**Mr.**  
**&**  
**Mrs.**

