

Wildwood Park Trailer Resort

Terms and Conditions – 2024

- 1. Open and Close:** Wildwood Park Trailer Resort normally will open on or about May 1st. and will close on or about September 30th of each year. On opening day the electrical will be turned on and the roads will be opened for vehicle traffic. The water will be turned on the Friday just prior to the May long weekend, providing the weather permits.
- 2. Rental Rates and Due Dates:** Campground rental rates are determined each spring for the camping season. Rent is due on May 1st each year. Payments received after May 1st will be charged a \$50 administration fee. If the rent payment is not received by **May 7th** in full, you will be asked to remove your property immediately and the lot becomes available for rent. In the event you do not remove your property we will have it moved and put into off site storage at your expense.
 - Early payment discounts of 2% is normally offered when your account outstanding is paid in full by April 1st. This early payment discount option is at the discretion of Park Management.
- 3. Fall Deposits/Winter Storage:** \$300 fall deposit is being replaced by \$300 Winter Storage Fee due by September 1st of each year. Payments made after October 1st will be charged \$50 administration late fee. Winter Storage payments not made will be interpreted as you are leaving the campground and the campsite then becomes available for a new camper. The Winter Storage Fee holds your camping lot for you until May 1st the following year. **The Winter Storage Fee is not transferrable to new buyers of a trailer at any time.** This fee is non-refundable in the event your trailer is removed prior to May 1st. The storage of other items, such as utility trailers, boats, vehicles, etc will be charged \$200 for the off season, and are to be removed from the campground prior to the May long weekend. The storage of these other items are not to be stored or parked in the campground during the camping season. Short term storage, for a few days other than weekends, can be arranged.
- 4. Trailer Age Limits:** We have a 10 year age limit for any trailers entering into the campground for a seasonal site. This means that current campers upgrading/purchasing a newer trailer must make sure that the trailer is not older than 10 years of age or not manufacturer before **2014** New campers coming into the campground must have trailers that are not older than 10 years or manufactured before **2014**. Current campers trailers are grandfathered and therefore can be older than 10 years and provided they are properly maintained as determined by Park Management.
- 5. Selling your trailer/Purchasing a trailer**
 - A: The prospective new owner or occupant must meet with the Park Management prior to finalizing the sale, be approved for admittance to the campground, and have read and signed the Terms and Conditions and/or seasonal site rent agreement.

B: The purchaser or new occupant of a trailer in the campground will be subject a \$200 administration fee prior to taking possession or using the trailer.

C:1) The purchaser or new occupant of a trailer with a cabana will be subject to the cabana rent of \$600 per year. The \$600 rent will be pro-rated from the date of purchase to the end of the season, using the listed opening and closing dates as reference points. The cabana rent paid by the seller will not be refunded or carried forward to the purchaser or new occupant.

C:2) The purchaser of a screen room or new occupant of a trailer with a Screen room will be subject to the screen room rent of \$1 per square foot per year, (2025 will be \$2 per square foot). The amount of screen room rent will be pro-rated from the date of purchase to the end of the season, using the listed opening and closing dates as reference points. The screen room rent paid by the seller will not be refunded or carried forward to the purchaser or new occupant.

D: Sales, transfer of ownership or new occupant transactions completed prior to management providing the “approval for admittance to the campground” will not be accepted, and the purchasers or new occupants will be asked to remove the trailer and other items on the lot immediately from the campground. The Management charge for showing your trailer during the selling process is \$250. One “For Sale” sign being no larger than 12” by 12” in size can be placed at your trailer site, preferably in the trailer window, and one “For Sale” sign can be placed on the bulletin board by the main washrooms being no larger than 8.5” by 11” in size.

6. Selling older trailers: Trailers over the age of 25 years can not be sold, only removed, if you are finished camping at Wildwood Park Trailer Resort. The trailers can continue to be used by current registered camper past the above mentioned dates if well maintained.

7. Building Standards: Wooden screen rooms (attached or non-attached building), along with manufactured screen rooms, are allowed to be built. We are attempting to ensure that any screen room being constructed will be of good quality, will enhance the campground, and neighbors do not have to deal with unacceptable looking building next to them. We are attaching conditions below:

- Wildwood park management must receive an approved drawn scheme or plan prior to commencement of building.
- The plan must include a description of material to be used.
- The plan must be signed by the camper and approval provided by signature of wildwood park management.
- 50% or more must be screen
- No windows
- Size to be no larger than 250 square feet using outside dimension.
- There must be a timeline for completion.
- Must be maintained in an appropriate manner.

- No heaters or sleeping permitted in screen room.
 - Cabanas being converted to screen rooms must meet the same criteria.
 - It must be understood if conditions are not followed we will ask for the screen room to be modified or removed. If not modified or removed by the camper then we will remove at the campers expense.
 - Annual charge will be \$1.00 per square foot.
- 8. Shed:** Each lot is allowed one shed with maximum size being 8' by 10'. The shed must have proper external siding and be properly maintained.
- 9. Trailers and lots:** Trailers and lots must be properly and neatly maintained. Trailers should be washed occasionally and the grass is be kept mowed. If you are unable to come out on a regular basis, please make arrangements to have your lot mowed. If we have to mow your grass we will charge \$40. We will be contacting the owners of the trailer when in our opinion the trailer, cabana and/or lot is not being properly maintained. The owners will address the situation in an appropriate timeline or they will be advised to leave.
- 10. No tenting or second camper** is allowed on your lot. The exception is for children under the age of 14 to stay in a tent for maximum of 2 nights when visiting, but approval must be obtained from Park Management prior to erecting a tent.
- **Trailer and lot safety:** Electrical cords should not be old or too long. We have had 2 fires start under the trailers when the cords were old with bad connections or the cord was not heavy enough to handle the electrical load. Please check your extension cord before the season starts so you don't have a fire. You must use a minimum of "Outdoor #10 gauge wire" extension cord if you are running on a 30 amp breaker.
 - Direct Electrical Hook Up: the fire commissioner's office recommended to us that every trailer should be able to be un-plugged quickly in the event of a fire starting. Please do not wire direct into our receptacles.
 - Interior wire is not to be used outdoors. This wire does not have the proper rubber insulation coating and will eventually break down and could seriously injure someone. We've discussed this with several campers in the past so we are going to disconnect these lines before the season starts up and unplug them if and when we see them during the season.
 - **Management reserves the right to disconnect the trailers if air conditioning is left on while campers are gone during the week, with all losses will be incurred by the camper.**
 - **Use of water at peak hours to be kept to a minimum, and no watering grass or pressure washing trailers on busy weekends.**

- 11. Water Hoses:** many water hoses are too long or too old for their drinking or cooking water. Please remember that the water sits in there all week in the warm sun with bacteria growing. Please replace periodically or clean out with a disinfectant.
- 12. Watch your campfires...**and outdoor candles: All camp fires must be in a proper camp fire container. Please keep your camp fires to a safe size, with an emergency water hoses ready, and make sure the fire in the fire pit or candle is extinguished when going to bed or leaving your campsite. **Campfires are NOT permitted until the park water has been turned on. When the R.M of Gimli municipality issues a “Fire Ban” for the municipality we all must follow the emergency order. There is a severe financial penalty for not following the emergency Fire Ban. We will advise all campers immediately on our front sign and/or facebook page “wildwood park trailer resort”.**
- 13. Parking:** All campers are to park in their designated parking only. Most of the sites have room for one vehicle only and therefore should only park one vehicle and not attempt to park more than one. Do not park on the grass or around the playground as children can easily run out from behind a parked vehicle. Please do not park a vehicle in other camp sites parking without their prior approval. Please insure your visitors park in the front parking lot when visiting and not to attempt to park which intrudes onto the roadway. Emergency vehicles – ambulances, police and fire trucks must be able to proceed down the road without hesitation. Any vehicle parking on or blocking a roadway or parking inappropriately in the parking lot will be towed at the owner’s expense. If the front parking lot is full, please have your visitor park outside the campground on a side street.
- 14. Pets:** Pets are welcome in the campground provided they are people friendly and are properly handled. Please keep your dog or cat on a leash at all times when outside your trailer. Carry a waste bag when walking your dog and clean up after your pet. We encourage campers to report to us if they see any people not cleaning up after their dogs. We will issue a fine of \$50 each time it is reported that someone has not cleaned up after their dog. Ensure your child is able to properly handle and control the dog when taking it for a walk, and make sure they have a waste bag for clean up. Visitors may only bring a dog into the campground if it is under 20lbs (9kg). If a visitor enters with a larger dog we will ask them to leave immediately. Management will ask campers and guests to have their dogs removed from the campground if management deems the dogs to be threatening or dangerous to the well being of others. Leave your dog at home if it is not people friendly. Tell your children not to go into another camper’s lot where there is a dog, friendly or not. Do not leave your dog unattended at your campsite as they may bark and bother neighbors. Pets are not allowed in washrooms or in the pool area.
- 15. Pool and Spa:** The Pool hours are from 11:00 a.m. to 7:00 p.m. each day, except Friday and Saturday the hours are 11a.m. to 8 p.m. (weather permitting).

Note: Provincial Health Department will dictate the rules of the pool/hot tub area.

- The Pool and Spa opens for the season in mid to late June, and closes after the September long week end.
- The pool is not supervised and there are no life guards.
- Please ensure you and visitors abide by the government rules posted inside the pool area.
- We are generally very happy the way people conduct themselves, their children and their guests around the pool area. Most people are aware of our safety and behavior concerns, and we really appreciate it when adults conduct themselves respectfully and keep an eye on their children.
- Please encourage your children (and some adults) not to splash others in the face when in the spa for health reasons.
- Please shower before entering the swimming pool or hot tub.
- Please tell your children that the outdoor shower is there for people to rinse off, and not for them to play with.
- Please watch your children very closely around the pool area. Please ask them not to run in the pool area, and to not run and jump into the pool, as we are always very concerned that it may get slippery and they could hurt themselves and others in the water.
- Please do not bring any air mattresses or blow up floating devises into the pool area (life jackets are ok). Children can get caught under the air mattress or fall off the floating devises and hit their heads on the cement walls.
- Please ensure children age 6 and under, wear a life jacket at all times when in the pool area as well as in the swimming pool and hot tub. The pool is approximately .9m (3 feet) at each end and 1.2m (4 feet) in the middle. Please use your cautious judgment for children 7 years of age and older depending upon their height and their ability to swim.
- No child under the age of 12 is allowed to enter the pool area unless accompanied by an adult (18 yrs).
- Please keep glass containers out of the pool area, this includes wine bottles and beer bottles in coolers.
- Please no rough play in or around the pool and spa. Adults please restrain from rough housing with kids in and/or out of the water. Not only is it very dangerous for that particular child, it also puts other children in harms way and interferes with those wanting to relax in and near the water.
- Please do not use profanities and discuss inappropriate subjects in the pool and spa area. (Actually no place in the campground). Most people, and certainly not children and women should be subject to such talk.
- The pool area is non smoking and smoking is not allowed within 20 feet of the pool entrance.
- Marijuana smoking and marijuana edibles are not allowed in the pool area.

- Please do not bring footballs or hard throwing devices into the pool area.
- All visitors, adult and children, must be accompanied by a registered adult campsite owner.
- Please be reasonable in the number of people you bring to the pool, especially during a busy weekend. We ask that you bring no more than **four (4)** visitors into the pool area at any one time.
- Please use stairs or ladders when entering the pool and hot tub.
- We have two hot tubs. The small hot tub immediately outside the pool is for all campers. The hot tub in the designated area “Adults Only” is for the adults at least 18 years of age. Parents or guardians wanting to use a hot tub with their children under 18 years of age must use the hot tub beside the pool. Please do not use the hot tub with children in the area designated by “Adults Only”.

16. Quiet Time 11:00p.m. to 9:00a.m.

- Campers including visitors, must respect your neighbors. Even during the daytime campers must respect their neighbors by not having their music, voices and any other noises too loud. From 11:00 p.m. to 9:00 a.m. please keep your voices lower and turn off your music. We know some people forget or don't realize how loud they are but at night the noise seems to travel further and will disturb many people.
- Campers not adhering to the Quiet Time or causing a disturbance or presenting inappropriate or illegal behavior on or off your camp site will be given one warning. Visitors will be asked to leave immediately. **After the first warning, campers will be charged an additional \$100 for the noise/disturbance/inappropriate or illegal behaviour violation on the following camping years invoice.** The second instance, even if the same day or evening will result in you being asked to move your trailer and structures off the premises within 5 days with no refund of the seasonal rent. If any rent amount is outstanding, there will be no second warning, we will ask the owner to move the trailer and structures off within 5 days. If the owner fails to move the trailer and structures within the 5 days, we will arrange for the trailer and structures to be moved and stored off site at the owners expense. We have had confirmation from our legal solicitors that we have the right to do this.
- If you are bothered by loud noises, especially after 11 p.m., please do not hesitate to contact us at our house, regardless of the time of night, and we will assess the situation and deal with it. We do ask campers to use common sense. **Please remember this is a campground so some noise must be tolerated.**
- Lawn mowers should not be used and construction noise be kept to a minimum until 9:a.m.
- The Playground is to be vacated at 11:00p.m.

17. Visitors: Visitors will be allowed to stay a maximum of 14 consecutive days per year. Rental of your trailer is not allowed. Family and friends are allowed to stay at your trailer but it will be limited to 14

consecutive days per year. If they are staying by themselves, you must advise us of their names and have them sign the “Terms and Conditions” sheet at the office as they must understand and agree to the Terms and Conditions as if they breach them, it could mean that your trailer could be removed from the campground. The purpose of this policy is to not have visitors move into your trailer for an extended period of time. It is not our intention to prevent you from having a friend/visitor that normally stays with you on weekends or for short stays.

18. Motor Vehicles and Motorcycles: Maximum traffic speed is set at 10 kph. All vehicles and motor cycles must have proper mufflers that keep the noise to a minimum. We do not allow dirt bikes, quads or co-carts to be driven in the campground. We only allow electric golf carts, and all drivers must be over the age of 16 years.

19. Trees and bushes: an eviction notice will be issued to those destroying or removing trees and bushes without receiving prior approval from the campground management. Making a walking path through the bushes will destroy the bushes. Campers must use old water hoses or elastic cords around all trees when making clothes lines as ropes and cords choke the trees which will eventually hurt them.

20. Garbage: All your household garbage is to be put in plastic garbage bags and then placed in the garbage bins at the northwest corner of the campground.

The R.M of Gimli now charges for the disposal of larger furniture at the Gimli Garbage Dump. Please do not put mattresses, chesterfields, large chairs, refrigerators or any other large item in or by the garbage bins. Please talk to management on the disposal as we are forced to now pay \$50 per item for its disposal. Those not complying will be charged double for each item.

Due to garbage area being re-organized, all appliances, propane tanks and other smaller items should be neatly placed at the edge of the garbage area. These items are picked up by scrap dealers.

Leaves or grass clippings should be placed in compostable paper bags only (with Compostable symbol) and also be placed at the edge of the garbage area. The municipality garbage truck empties the bins twice a week from the May long weekend to the end of September, normally on Mondays and Thursdays.

21. Green Plan Rules: We implemented a Green Plan in 2009 which is to do our part in the global warming problems and the eco system. Three areas: Light Bulbs – the regular standard incandescent light bulb must be re-placed by energy saving compact fluorescent light (CFLs) bulbs. Toilets 6 lpf – all trailers lots must have a maximum of 6 lpf toilets. Those with 13 liter toilets will be charged \$100 extra each year. Hot Water Tanks – all hot water tanks over 10 gallons will have a surcharge added on each year at a rate of \$3.00 per gallon per season in excess of the 10 gallons.

22. Vandalism, theft or misuse of the campground's property or other camper's property will not be tolerated. The people responsible for these kinds of acts will be evicted and/or charged for the repairs or replacement. If necessary, the RCMP will be contacted for their involvement.

23. Weapons: The campground is no place for a weapon of any kind. Please ensure that your family and visitors do not enter the Park with a weapon. A weapon being a fire arm of any kind, air gun, hunting knife, sword, archery bow and arrows, etc. Children should not be carrying a pocket knife or any other sharp object when playing with other children. Please make sure your children understand this policy and the importance of it for their safety and others.

24. Violence: People are here to enjoy themselves and violence has no part in our campground. Campers and/or visitors participating in any type of violence will be removed from the campground, along with their trailer and structures. Please remember our tolerance level for violence is even lower with visitors as we don't know who we are dealing with. We have been advised by the RCMP not to get involved with any violent or potentially violent situations, and to phone 911 immediately to obtain their services. If you witness any violence in the campground, please call 911 immediately.

25. Personal information: Please advise the Park Management of any change of name, address or telephone number. We will not provide any of your personal information to anyone.

26. Trailer Insurance: We expect that all trailers will have proper insurance, including Fire and Liability. Please be advised that Wildwood Park Trailer Resort is approximately 14.5 km from the RM of Gimli firehall.

27. Being Respectful to Others

Wildwood Park is committed to creating a positive camping experience in which all Campers, Volunteers and Employees of Wildwood Park are treated with respect and dignity. We foster and promote a respectful and caring environment for everyone at Wildwood and ask that all campers and their visitors adopt and support this approach.

28. Marijuana Smoking and Edibles

The user of marijuana/cannabis must be at least legal age of 19 years of age.

You can not use marijuana/cannabis (smoke or edibles) in public places, such as in the playground, roads, washrooms, or within the pool area.

You can use marijuana/cannabis in your trailer and your lot only, but only if children are not close by. Parents have a right to protect their children from the harmful effects. Everyone using marijuana in Wildwood Park Trailer Resort should understand that if children or adults are uncomfortable with the effects of your use, it may require for you to move your trailer and structures to another lot if available.

Please remember that Wildwood Park Trailer Resort is on privately owned land.

29. Changes: The Terms and Conditions can be changed at any time and will be at the discretion of Park Management.

Wildwood Park Trailer Resort – Terms and Condition Confirmation

I/We, _____

Lot Number: _____

have read and understand the “Wildwood Park Trailer Resort Terms and Conditions”.

This confirmation is to ensure all new campers acknowledge and understand the “Terms and Conditions”.

Date: _____ :

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