



Long-Term Stay Contract:

I, _____, agree that by paying my one-month, non-refundable deposit, I agree to the following:

- This is not a residency. I cannot receive any mail or packages to the campground address. I will be required to get a PO Box for any mail I want to receive. (Cranbrook, Fort Steele, Jaffary, Fernie)
- That my deposit is non-refundable under any circumstances, except if I give 14 days notice prior to the first of that month. This means if I arrive on May 1st and need to depart for the rest of the season on May 5th, I will not be receiving any refunds. If I am supposed to arrive on June 1st, I will have to notify management by May 15th or earlier to have my deposit returned. My deposit will go towards the first month that I stay and then payment will be before or on the first of the month. The campground runs on a monthly cycle. If I pay for the month no refund will be given if I leave earlier in that month.
- MVRV runs on a monthly payment cycle starting on the first of the month. If required to come on a day that is not the first of the month, I will be required to pay for either the whole month or 2 weeks plus the next month. If I arrive prior to the 15th of the month I will pay for the whole month, but if I arrive on the 15th or later I will pay for half the month plus the next month. Ex. I arrive on June 12th, I pay for the whole month of June. If I arrive on June 20th, I pay for half of the month and for the month of July prior to arrival.
- I will be paying for my site from the original day I say that I will be arriving. This means if I say I will be there May 1st, but do not arrive until May 19th, I will still be paying full price for the month of May. If I Arrive on June 2nd, I will be owing for the month of June.
- That if I require to warm my vehicle up in the morning, I will do so in the parking lot, so as to not disturb the other guests. Quiet time is until 7 am and running my vehicle for 30 minutes at 6 am is unacceptable.
- I will be on one site for the entire season. Under no circumstances shall I move or ask to move unless there are major issues with the site and management agrees to the move.
- If I wish to give up my site before I arrive to someone else, I will have to collect my non-refundable deposit from them, thus making the deposit I paid theirs.
- I will pay my monthly fee before or on the first of each month. If I am more than 5 days late, I can be removed from the campground. If I am late, I will pay my late fee for each day that I am late.
- I must buy my own 50/30amp adapter. (if I require one)
- I agree that this is not my residence, that I do not live here, I am just camping.
- I agree that no appliances (Fridge/Freezer) or household furniture may be kept on my site. It may be kept in my RV unit, but outside of the unit is not allowed.
- I will be required to leave the campground by 11 Am on October 31st, 2023.

Agreement Term: Management of Mountain View RV Park (also referred to as “campground” or “the campground” or “MVRV”) considers this Agreement an application until the final execution with a signed agreement and the initial month paid in full. The application is accepted at the discretion of the MVRV campground management. This is “A monthly rate” but the camping customer is **not** to be considered a tenant of the Campground.

MVRV Property / Pavilion Policy: NOTE: MVRV is located near CP Rail train crossing.

Use of the laundry mat is for guests only. Driving 15km/h in areas that are not among the RV Lots is a strict policy and enforced. 10km/h is a strict policy within the RV Lot areas. NOTE: There is a sign at entrance stating that by being on the property you assume all risks and Mountain View RV Park, EarthRite Industries Ltd and any owners or employees are not responsible for any damage or harm to persons or personal property.

Incidentals Deposit/Credit Card on File: MVRV requires a credit card to be held on file. This card will be used in the event that the camper has unpaid utility bills or outstanding fees on account or if damage to the park happens that was caused directly by the camper's neglect. If no credit card is available, a \$1,000 deposit will be needed and will be returned within 1 week of the camper leaving the campground.

Monthly Camping Rate: The monthly camping rate is a camping rate for the month, and may be paid in cash or E-transfer. The monthly camping rate includes up to two (2) registered adults and two (2) registered children. One (1) adult may be substituted to replace the two (2) children. The monthly camping rate includes the following items: Campsite parking for two (2) standard-size vehicles; off-campsite parking for the additional vehicle(s); water hookup; 30 and/or 50amp electricity hookup (billed monthly), sewage hookup, and use of the garbage dumpster (only for refuse accumulated while camping). Electricity is billed monthly based on the reading on the meter located on each MVRV camping stall. Wi-Fi hookup will require a personal account with Tough Country and all billing will be done through that company. No subletting is allowed including renting or loaning the use of your camping unit to anyone not listed on your monthly agreement as a monthly camper. The campsite is for recreational use and purposes only (i.e., it may not be used as a permanent residence.) Any unpaid utility bills will be charged to the credit card on file or taken from the incidentals deposit if no card is on file. All fees and bills must be paid prior to the next month.

Payments: The site's monthly rate is non-refundable. Monthly payments must be received prior to or on the first day of each of the 30-day cycle(s). No discounts or special rate codes are allowed for monthly campers. A \$10 per day late fee will be applied after the 2nd day of the 30-day cycle. Any outstanding balance after the 5th day of the 30-day cycle is cause for the camper removal from the property. Removal means the camper(s), and all equipment and vehicles will be removed within 24 hours of notice by MVRV Management. All payments must be up to date; in other words, you cannot camp on the MVRV property if you have not paid for the nights in advance. Payments are only acceptable as cash or E-transfer. Any unpaid utility bills will be charged to the credit card on file or taken from the incidentals deposit if no card is on file. All fees and bills must be paid prior to the next month.

Insurance & Liability: You are required to hold insurance on the RV, personal vehicles, and all personal property. MVRV is not responsible for any damages or loss that may occur to your camper/RV, vehicles, personal property or to your person (i.e. Injury to yourself). This includes but is not limited to, electrical service-related items, water service, weather damage or criminal activity by others. Proof of insurance on your RV must be provided to the campground office upon request. Failure to provide within 24 hours of the request is grounds for your removal from the campground. No refund will be given for the remainder of the current 30-day cycle if removed for lack of insurance.

Day Visitor Policy: All visitors are required to adhere to the campground's rules and regulations. Registered campers are responsible for their visitors' behavior. Complaints and/or bad behavior of your visitor(s) can result in your removal from the campground.

Pet Policy: Only (2) pets are allowed at a camping site. Only small and medium sized dogs are permitted (55lbs or less). Any dog that shows aggression/bad behavior will be required to be removed from MVRV property immediately. You are responsible for your pets at all times and they are required to be leashed whenever they are outside. No free roaming pets permitted. Dogs may be off leash when in the designated off-leash area. You are required to clean up after your pets. This includes but is not limited to, your campsite, the off-leash dog area, walking paths, and road/parking lots

anywhere within the campground. Excessive waste on the campsite is unacceptable and subject to a \$30 per day cleaning fee if not up kept. Any unpaid fees will be charged to the credit card on file or taken from the incidentals deposit if no card is on file. All fees and bills must be paid prior to the next month.

Unsightliness Policy: RVs older than 10 years *or* deemed as poorly maintained require approval from the campground management. The use of “For Sale” signs on campground property is strictly prohibited. No interior furniture is allowed on the exterior of your RV campsite. No storage of items outside, near or under your RV is allowed. Your RV site must always maintain a well-groomed and presentable campsite. Nothing should be placed into the earth without campsite management approval. The campsite should always appear similar to an RV site that is visiting for a few days.

Termination: Any Monthly Camper or their Guest, or Visitor who is in violation of this Agreement or in violation of the MVRV Campground Rules and Regulations is cause for immediate termination of this Agreement. In the event that this agreement is breached, all potential refunds are at the discretion of MVRV Campground Management, but typically no refunds will be given within the 30-day current cycle. MVRV management can give 10 days notice, without cause and at any time, to terminate this agreement and require all persons, camping units and property to leave the MVRV property.

Removal Policy: Monthly Campers are required to provide means of removing the Camping Unit when appropriate or when this Agreement deems necessary. In the event this Agreement is terminated, the Monthly Camper agrees to immediately remove all debris, and belongings prior to the removal of the Camping Unit from the MVRV Campground property. If the Camper/RV is removed prior to the removal of all other personal property, the remaining items will be considered abandoned and become the immediate property of the MVRV Campground. Failure to remove personal debris from the campsite upon your departure is subject to a site clean-up fee of up to \$100.00. Any damages to the site will, and if the site is left in unusable condition, result in being subject to all repair fees and lost income fees. Any unpaid fees will be charged to the credit card on file or taken from the incidentals deposit if no card is on file. All fees and bills must be paid prior to the next month.

Water Access: The potable water will not be turned on while there is a possibility of the pipes freezing. This means that my site will possibly not have water access until the 3rd week of April, if not later, and the potable water will be turned off on October 15th or later, based on the weather.

Water Hook-ups: MVRV is currently stabilizing the water system. Until the water system has proven to be stable, MVRV can require all camping units to use the onboard water storage tanks. When this water hook-up restriction is in place, it will be considered a violation of this agreement, if you continue to use the direct hook-up. An exception will be given to camping units that do not have storage tanks, but it must be agreed to by Management.

Site Watering: MVRV has external water use restrictions until further notice. The use of site water to water flowers and plants is to be kept to a minimum until MVRV water production is stabilized. The use of sprinklers is prohibited. Water barrels and rain catchers are highly recommended for any gardening needs.

Campfires: MVRV is a gas/propane fire campground only. No wood-burning campfires are permitted.

Site Speed Limit: All motor vehicles must drive 15 km/h or less on all MVRV property. Anyone found not obeying the speed limit will get one warning and if it continues to be a problem, it is up to management to decide whether to terminate this agreement. Speed limit with the RV Lot area is 10km/h



2023 Policies and Regulations for Long-Term Camping

General:

- No excessive noise or disturbance is permitted at any time. Quiet hours are from 11:00 pm to 7:00 am. No audio devices, musical instruments, etc. during quiet hours. Generators are prohibited between these times.
- No excavations, alterations, additions, or modifications to the property are permitted. Any costs incurred to repair/remove are at the expense of the camper.
- No wood-burning campfires are allowed, only the use of gas/propane fires will be permitted.
- Possession or consumption of liquor is permitted on a registered campsite only.
- Smoking of tobacco and cannabis, including vaping and the use of a hookah, is permitted in designated areas and registered campsites only.
- The cultivation of cannabis is prohibited.
- Any Illegal activity will result in RCMP being called and you will leave the property immediately.
- The possession or use of drones for personal or recreational use is strictly prohibited unless given permission from Superintendent/ Designate.
- Campground visitors are admitted from 6:00 am to 11:00 pm daily and must vacate the property by 11:00 pm nightly.
- MVRV reserves the right to enter any stall to access the utilities for any maintenance or repairs required. MVRV may disconnect any camper or utility in the event of an emergency, without notice.
- No chemical storage is allowed on the property without written approval from the campground manager.

Permits & Vehicles:

- All vehicles staying overnight must be listed on campground rental paperwork. All other vehicles risk being towed. All vehicles parked at the camping stall must have their license plate registered with management.
- Two vehicles are permitted to park on a registered campsite. Any additional vehicles are to be parked in the additional parking lot. All motorized vehicles must be licensed and insured. No vehicles can stay

longer than 72 hours in one spot in the additional parking lot. The additional parking lot is not intended for storage. MVRV is not responsible for anything that may happen when items are left in the parking lots.

- All boats and trailers are to be parked in the boat/utility trailer parking lot. No boat/utility trailers are permitted on the camping stalls. MVRV is not responsible for anything that may happen when items are left in the parking lots.
- All ATVs, quads, SXS, dirt bikes, gas golf carts, and other motorized non-passenger vehicles are prohibited from use on the property. All equipment must be loaded on trailers or on trucks while on the property.
- All visitors are to park in additional parking areas.
- Vehicle maintenance and repairs are prohibited on the property.
- All watercraft requires permission from the Superintendent/ Designate to be allowed to park on the property.
- E-bikes are permitted on roadways only. Helmets are mandatory. All other power-assisted low-speed vehicles are not permitted. Off-road vehicles are prohibited.
- The Campground speed limit is 10-15km/h depending on location.

Campsite Equipment:

- All trailers must be professionally manufactured by a trailer manufacturing company for the purpose of camping. All trailers must have permanent wheel carriage that is in good working condition and road worthy. Tiny homes/ U-built trailers are only allowed if they are fully registered, look nice visually, and can be pulled by a regular passenger vehicle. Ex. Bumper hitch or truck box 5-wheel hitch.
- Trailer size is limited to 45 feet long and 12 feet wide (based on the manufacturer's specifications).
- A minimum 2-foot wide easement must remain clear next to all power and water lines to allow for maintenance. Trailer units and all overhead equipment must be at least 10 feet away from any overhead power lines.
- There shall be no shed or storage buildings on any MVRV sites. No tarp or fabric storage structures are permitted. One regular 4-person tent is allowed per site.
- No fridges/freezers or indoor furniture are allowed on the exterior of any site.
- All decks must be approved by the Superintendent/ Designate prior to building. No deck shall have a roof or be enclosed. All decks must be free-standing and shall not be attached to any other structure. All decks must meet the requirement set by RDEK Campground Bylaw Section 4.3 (9) & (10).
- No structure shall be connected to any form of utility without the Superintendent/Designate's Approval. Exception RV and Tent trailers.

- All wading pools (maximum size 60 inches diameter x 20 inches deep) must be approved by Superintendent/ Designate. Wading pools must be empty when not in use. Hot tubs, outdoor spas, and water features are not permitted.
- Large recreational equipment (e.g., trampolines, personal playground equipment) is not allowed on site.
- All sites must be aesthetically pleasing and kept in a neat and clean condition at the discretion of the Superintendent/ Designate.
- Removal of items on the site may be requested at any time due to maintenance and/or safety concerns.
- Items placed in or around garbage/recycling bins or left on vacated campsites become the property of MVRV and removal of these items is prohibited.
- If a camper causes any damage to any utilities, property or belongings owned by MVRV, the person causing the damage will be held financially responsible for the repair or replacement of that item or area. The invoice will be sent out within 7 days of repair and will be billed to the credit card on file or taken from the incidentals deposit.

By signing, I agree to all rules and regulations listed in this agreement.

Signature: _____

Name: _____

Date: _____

Signature: _____

Name: _____

Date: _____

RV Plate #:

Vehicle 1 plate #:

Vehicle 2 plate #:

Who do I want to camp beside?

Which month(s) am I wanting to stay?