

Rock Lake United Church Camp
Campground Site Rental Contract

This RENTAL CONTRACT (This "Agreement") dated the _____ day of _____, 20_____

BETWEEN:

Rock Lake United Church Camp Society (Operator of Rock Lake Campground) of Elko, BC, the
Landlord

(the "Society")

- AND -

_____ of _____

Name (s) of Site Controller

(the "Camper")

The Parties Shall Agree as Follows:

Site

that this Agreement is for site number _____ at Rock Lake Campground.

Term

that the term shall be from the fifteenth (15th) day of May, 2020 through the fourteenth (14th) day of May, 2021.

Renewal

that the Camper will have the right of first refusal for their site for the next camping season providing that the application, deposit and required post-dated cheques are in to the Registrar on or before the site renewal date of September 15th for the following season and the Camper has not given the Society any reason to refuse the application. **Late or incomplete applications will retain no control over their site.**

that the Society, through the Registrar, controls the site, the Camper has no inherent right to assign, loan, sub-let, or otherwise dispose of their site.

Rate

that the rate will be one thousand two hundred fifty dollars (\$1,250.00) with a payment schedule as follows: 10% with application no later than September 15, 2019; 10% with a post-dated cheque no later than October 15, 2019; then a series of post-dated cheques, each for 20%, dated December 1, 2019, February 15, 2020, March 31, 2020 & May 15, 2020

Refund Policy

that the refund policy is such that once each of the post-dated cheque due dates is reached the money becomes non-refundable.

Drinking Water

that, until further notice, drinking water is not available at the Campground & must be brought on site by each Camper.

Fire Safety

that camp fires are restricted to the fire pits provided within each campsite or the fire pit located in the centre of the playground area. And that camp fires must be kept to a reasonable size (18" x 18" x 18") within these fire pits. Further, a bucket of water must be kept beside burning camp fires at all times.

That firewood is not provided, however campers are permitted to gather and cut dead fall from around the property.

that garbage in not to be burned in any camp fire.

That Ministry of Forestry restrictions pertaining to fire hazards and fire bans must be strictly observed. The Caretaker will post specific instructions with regards to fire restrictions and fire bans imposed by the Ministry of Forests.

Generator (and any other gas powered machine):

that the use of generators, pumps, etc. is restricted to between 12:00 noon and 4:00 p.m. and from 6:00 p.m. to 9:00 p.m.

Improvements

that site improvements (costs borne and labour supplied by the Camper) such as leveling, brush clearing, dead fall removal, gravel pads, etc. are encouraged, but must be cleared through the Caretaker before any work is started. Other alterations are not permitted to any part of the environment and/or landscape within the Rock Lake Camp property. No tree felling is permitted. If you have a tree problem see the Caretaker.

Insurance

that insurance coverage for Campers' property used or stored at Rock Lake Campground is the sole responsibility of each Camper as the Society does not hold insurance for Campers' personal property, so you must have your own personal property and liability insurance. This is generally covered through your home owner's or tenants insurance packages, but you should check with your agent to be sure. Campers should ensure that the United Church of Canada, BC Conference and the Rock Lake United Church Camp Society are listed as co-insurers under this endorsement.

Season

that the camping season runs annually from May 15th (subject to the roads being usable) through October 15th each year. **We are closed through the winter.** If you need to check your site while we are closed you may leave your vehicle at the gate and walk in (no motorized transport allowed) at your own risk.

Succession

that there is a 'Right of Succession' policy, whereby parents can pass control of their site to an adult child avoiding the wait list. The new tenant would assume control of the site and be required to follow all Rules and Regulations as established from time to time for the Campground.

Trailers/RVs

that Rigs are restricted to one per site. Tents or campers, to be used by Campers' teenaged children or grandchildren, will be allowed at the discretion of the Caretaker. They are not intended to be used for second generation families or friends. Our rules permit one family per site. Overnight visitors, on your site, must sleep in your trailer or RV.

that there a few sites big enough to support two trailers. These will be designated as 'Two-Rig sites' and, at the request of the Camper, will be approved on an individual basis. They will be allowed for two generations of one family (who for the most part) camp together. They are not intended to be used as time share sites. Approved sites will allow two rigs but will be limited to all other restrictions found throughout this Agreement and the Campground Rules & Regulations that are a part of this agreement. The Caretaker & Director of Property & Maintenance will have the authority to designate such sites. These sites will pay one and one-half times the annual site rental rate.

Water Activities:

that Campers use the water at their own risk since there is never a life guard on duty. Non-swimmers should not be in the water without a CSA approved personal flotation device (PFD). Children should not be playing in any waterfront area without a supervising adult.

that only human-powered water craft are allowed on our lake. Life jackets or PFDs should be worn by everyone in all water craft or on a floatation device. This is highly recommended by Transport Canada.

Rules

that the Renter agrees to abide by all other rules and/or regulations as implemented, and amended from time to time, by the Board of the Society. Said list is an attachment to this agreement.

Waiver

that if my registration request is accepted, I agree to take responsibility for all those residing or visiting on my site. I confirm that I carry the insurance required and will not hold the Rock Lake United Church Camp Society or the United Church of Canada, or BC Conference responsible for any accident, loss or damage that incurs anywhere on the property during this camping season.

That I further understand that acceptance of this registration request will be at the sole discretion of the Society based on constitutional requirements, the number of sites available, the total number of requests received and my previous year's conduct. I further understand that acceptance of this request will be for the October 16, 2019 to October 15, 2020 season only, with no automatic right of renewal for subsequent camping seasons inferred or implied.

that I further understand that I have no inherent right to assign, loan, sub-let, or otherwise dispose of this site.

This is the complete Agreement. Any previous agreements, whether oral or written are null and void.

I/We, the Undersigned, am/are responsible for my group.

I/We have read this Agreement in full, including the Rules & Regulations, and agree to ensure that all visitors to my/our site, whether permanent or visiting, will adhere to said Rules & Regulations.

Acknowledgments and Agreements

This Agreement was prepared on _____ by _____, on behalf of the Society, acknowledging that I have the legal authority and authorization to represent the Society through the offer of this Agreement.

Print Society Representative's Name

Title

Signature

Date

I/we accept these Terms and Conditions as set out within this Agreement.

DATED at _____, this ____ day of _____, 20_____.

Print Name of Camper

Print Name of Camper

Signature

Signature

Date

Date