

Pickerel Bay Lodge Campground - 2027 Seasonal Site Lease

This lease agreement is between Pickerel Bay Lodge,
located at 366 Pickerel Bay Rd, White Lake, Ontario KOA 3L0

and Campers,

Name: _____

Address: _____

City _____ **Prov/State** _____ **Postal/Zip** _____

Email _____ **Ph:** _____

Insurance Co _____ **Policy #** _____

Pickerel Bay Lodge agrees to lease a seasonal camping site located in Pickerel Bay Lodge Campground.

The lease term shall be from May 1st, 2027 until October 11th, 2027

The camper agrees to pay Pickerel Bay Lodge all site fees according to the following pay structure.

1st payment - \$500 due September 1st . (Add \$100 for each boat slip / boat dock)
-slip deposit is only required for Sept payment

2nd payment - \$500 due December 1st

3rd payment - \$500 due February 1st

Balance is due by May 1st

All deposits / payments are non-refundable!!!

Trailer Occupancy: Rates are based on single family camping. This includes two "designated" adults from the same household and their dependent children under the age of 19.

Initial

Guests are welcome, but charges will apply for guests and extra vehicles. Please **report Guests immediately** by emailing pickerelbay@hotmail.com or texting 613-327-5757. **Emails are preferred.**

Initial

All seasonal guests at Pickerel Bay must have a permanent address outside of this campground.

Campers will receive pricing information for the upcoming season in August . Campers not planning to return must remove their trailer by closing (Canadian Thanksgiving).

Initial

Please reach out to PBL management for information on all on-site sales. Restrictions do apply. Where on-site sales are approved - guests will be charged 8% -on trailers 10 years old or less or 10% on older trailers. This charge will apply to the sale of their trailer and site. This includes trailer, site fees, decks, shed etc.

HST will be charged in addition to this. Campers wishing to sell their trailer on site must continue to pay all fees.

Initial

Site improvements are allowed at your own expense but must be approved by management. Campers must notify PBL if replacing their unit or adding new structures such as sheds or decks etc. Trailer maintenance is the responsibility of the owner. All sites are to kept neat and tidy, free of clutter. PBL will charge for maintenance done to neglected sites. Sites are to be returned to original condition prior to leaving.

******A \$1000.00 slab deposit is required to build new structures ie decks, sheds or when a site with such items is purchased. This deposit will be returned when the site is vacated and all structures are removed. This includes any plastic, metal, wood, cinder blocks, bricks, firewood, garbage etc. ******

Initial

Parking for one on-site vehicle is included with site fees. Extra charges apply to any additional vehicles - regardless of where they are parked. Extra vehicles may be parked in the main parking lot or at individual sites - only if space permits. Please do not use your neighbours parking spots. No unlicensed vehicles, ATV's, golf carts, mopeds, electric scooters without the consent of PBL owners.

Initial

Hydro: Each campsite will have its own individual hydro meter. A deposit of \$200 will be required for each meter and shall be returned when the campsite is vacated. A bill will be issued twice per year for electric usage. This will be done July 31st and October 31st of each season.

Initial

Garbage : Campers are responsible for transporting their own garbage to the dumpster in the parking lot. Garbage bins and dumpsters are for household / food waste only. **Campers will not dispose of** large items such as fridges, lawn chairs, fans, lights etc. Large items should be taken home or to the local dump.

Initial

Water Usage / Trailer Maintenance: Each trailer will be hooked up to water from the well. This water is tested biweekly. Campers will not use well water to wash trailers, vehicles, boats etc. No washing machines are allowed in RV units. No pressure washers to be used on well hook-up.

Initial

Septic : Pickerelbay is on a septic system.

Please do not pour grease, oil, coffee grounds, or household chemicals down the sinks. Flush only human waste and small amounts of toilet paper. Do not flush hygiene products, paper towels or bagged dog waste.

Initial

Noise: Pickerel Bay aims to provide a peaceful and relaxing environment for all campers.

Please be respectful to your neighbours at all hours!!

All noise from tvs, radios and music must be contained to individual sites. Please be mindful of noisy children, barking dogs , loud gatherings etc. **Please remind your Guests of these rules as well.** Campers will not make any work related noise on Sundays throughout the season and will stop any major building projects from July 1st to August 31st.

Quiet time is 11pm-8am.

Initial

Guests: Campers are allowed to have guests but all should be reported by email or text prior to or at the time of arrival. Campers are responsible for reminding their guests about PBL rules. Young children of your guests should not be left unattended in washrooms or at the beach area. Email or text with guest information -including #of guests and extra vehicles. Please ask your guests to leave their pets at home.

Initial

Pets: PBL welcomes pets but guests are limited to one "large breed" dog per site. We **insist** that owners keep their pets quiet, under control and **on a leash at all times.** Pets are allowed swimming at the boat launch area **but not at the beach.**

Please ask your guests to leave their pets at home.

Please clean up after your pets!!!

_____ Initial **PBL Beach: Campers have full access to the beach area.** The beach is unsupervised so Campers – swim at your own risk. Please do not leave young children or those of your guests at the swimming area unattended.

_____ Initial **The camper agrees to use the premises** for Recreational Use Only and does certify that the site cannot be used by anyone not listed on this lease agreement, without prior permission from PBL.

_____ Initial **Termination of Contract:** Contracts can be terminated without a refund by owner for violations of any Pickerel Bay Lodge rules. Please carefully consider all rule prior to joining our quiet family campground.

Camper agrees to relieve Pickerel Bay Lodge and its owners and employees of any responsibility of "Acts of God". Camper understands Pickerel Bay Lodge and its owners are not liable, nor responsible to carry insurance coverage on campers unit, vehicle, boats or other personal property. Camper is **required** to carry his/her own **liability insurance**, while **comprehensive is recommended** during the term of this lease. Camper will furnish proof of insurance (company name and policy #) to Pickerel Bay Lodge.

Signature

This property being privately owned, the Camper accepts PBL privileges with the understanding that he/she does hereby release the Pickerel Bay Lodge, its owners and employees of all liability for loss or damage to property and injury to his/her person arising out of his/her use of its resort facilities and agrees to indemnify Pickerel Bay Lodge, its officers and employees, against claims resulting from loss or damage to property or injury to the person of the camper or any member of the family or guest of the camper, arising out of the use of its resort facilities. **Pickerel Bay Lodge and its owners** and employees are not responsible for damage, vandalism or theft of campers unit or other personal possessions.

Signature

The camper agrees to read and comply with all Pickerel Bay Lodge rules and regulations as provided herein to the Camper and posted around the campground.

Signature _____ Date _____

Pickereel Bay Lodge 2027 Seasonal Docking Agreement

between Pickereel Bay Lodge, located at 366 Pickereel Bay Rd, White Lake, Ontario K0A 3L0
and Boat Slip Occupant,

Name: _____

Address: _____

City: _____ Prov/State: _____ Postal/Zip: _____

Email: _____ Ph: _____

Boat Description: _____

(Size and type)

This Docking Agreement is between Pickereel Bay Lodge, hereinafter known as "PBL", and the above described owner(s), hereinafter known as "the tenant" for the 2027 season. The season is from May 1st, 2027 til October 11th, 2027.

PBL and its employees or agents are not responsible or liable for any damage or loss to the tenants boat, trailer, tackle, gear, equipment, property or anything else aboard or on the premises. The tenant shall not hold PBL liable in any manner for the safekeeping or condition of the boat or docks. Watch for nails, loose boards and other hazards. The tenant agrees not to hold PBL responsible for any loss, damage or legal liability whether the boat is being parked or hauled or moved by PBL employee(s).

The tenant agrees that he/she will keep their boat fully insured, indemnity and/or liability insurance for the duration of the season. PBL is not required to carry any insurance to cover the property of the tenant.

Initial

Initial

PBL is not responsible for any personal injuries or property damage as a result of the tenants use of any PBL facilities. The tenant releases and discharges PBL from any and all liability from loss, injury (including death), or damages to the person of the tenant or any family member or guest of the tenant, sustained while using any of the docks, facilities/ structures on site.

Initial

Our dock facilities will not protect your boats in storms. PBL recommends all tenants observe local weather forecasts. Boats should be stored on trailers during intense and / or extreme weather.

Initial

SEASON: The summer docking season is from May 1st to October 11th, 2027

All slip spaces must be vacated on or before October 11th of 2027. Any boats remaining in the slip after October 11th may be subject to additional fees.

Initial

SLIP CONDITION: All lines and bumpers for the slip space shall be provided by the tenant at his/her expense. Boat slips will be provided- as is and the tenant will return slip to the original condition prior to vacating it.

Initial

USAGE: It is understood that the slip space is rented solely for the use of the above described tenant and no other boat or owner may sublease or use slip space without permission of PBL. PBL reserves the right to utilize Tenant's Slip any time when vacant. PBL reserves the right to move Tenant's boat or watercraft at any time, to protect the property of PBL or the safety of other slip owners or the public. PBL reserves the right to assign or re-assign Tenant's slip location at any time.

Signature_____Date_____