**RULES AND REGULATIONS (2021 condensed)**

1. **RESERVATION POLICIES**
   1. Monthly and Winter Stays are based on a License to Occupy Agreement
   2. One month fee is due in full at the time of booking
   3. Rates are based on double occupancy. Extra adults are $110 each.
   4. All fees are in Canadian funds.
   5. Rates are subject to change without notice.
   6. Occupants will be required to move sites at any time.
   7. Rates include water, sewer, cable TV (connections only)
   8. **THIS AGREEMENT CAN BE CANCELLED BY EITHER PARTY, AT ANY TIME, WITHOUT NOTICE. ONCE THE SITE HAS BEEN VACATED, A REFUND WILL BE GIVEN FOR THE NUMBER DAYS REMAINING IN THAT MONTH.**
   9. Beehive RV Park & Campground is an RV Park & Campground therefore, this agreement does not comprise a tenancy. Tenancy legislation, such as the Mobile Home Tenancy Act, does not apply.
2. **REFUND POLICY (MONTHLY GUEST)**
   1. All refunds are subject to a cancellation fee of 50% of one month’s fee.
3. **GENERAL CONDUCT** 
   1. QUIET HOURS: 10 PM to 8 AM.
   2. Occupants are responsible for the conduct of their visitors.
   3. Growing and/or using marijuana is prohibited on the property.
   4. Excessive use of alcoholic beverages is prohibited on the property.
   5. Abusive or offensive language is prohibited in the park
   6. Generator use is permitted only during power outages.
   7. Leaving your vehicle idling is not permitted.
   8. Any illegal activity or violations of rules will be cause for immediate termination of Occupancy.
4. **PET OWNERS**
   1. All Occupants require management approval prior to obtaining a pet.
   2. Pet owners are required to sign and adhere to the "Pet Owner Agreement" as a condition of Occupancy.
5. **SITE APPEARANCE** 
   1. Occupants are required to keep there site orderly, neat, clean and free of clutter and litter.
   2. Occupants are not permitted to place anything on the site other than one vehicle and one RV.
   3. RV skirting must have management approval prior to installation.
   4. Additions, porches, fixed awnings, closed tents, saunas, hot tubs, decks, CB antennas, oversized satellite dishes, in-ground planting, laundry lines and racks, etc., are not permitted.
   5. Tarps are permitted on leaking RVs in emergency situations only. Repairs are to be conducted as soon as weather permits and tarps removed.
   6. Construction or repairs on RVs are not permitted. RVs must be removed from the park to have the work completed.
   7. RVs and vehicles must be in good repair.
6. **CAMPFIRES**
   1. Campfires are not permitted in RV sites. All wood burning is prohibited in RV sties.
   2. CSA approved portable propane fire rings are permitted in premium RV sites only.
7. **VEHICLES** 
   1. Occupants must observe the Park's speed limit of 10 km per hour.
   2. All sites are designated for one RV and one motor vehicle. Additional vehicles may be permitted with written Management approval in which case a special parking space may be assigned.
   3. Storage may be available for extra vehicles, RVs, campers, boats or utility trailers at a separate location on the property.
   4. All vehicles on the RV site must be registered and insured in the occupant's name.
   5. Uninsured vehicles are not permitted.
   6. Vehicle repairs and maintenance are not permitted on the property.
   7. Parking is not permitted in vacant RV sites, or on any part of the roadway. A minimum of two feet on either side of the road must be clear at all times.
   8. Uninsured or improperly parked vehicles will be towed at the owner's expense. Vehicles can be claimed at **Mill Bay Towing 250-743-1552**.
   9. Noisy motorcycles or vehicles are not permitted in the park.
8. **VISITORS**
   1. Visitor hours are from 8am to 11pm. All visitors must register at the office upon arrival.
   2. Overnight visitors are subject to management approval and fees
9. **WASTE & RECYCLING** 
   1. Waste must not be stored on RV sites.
   2. Dumpsters provided are for typical household garbage only. Large items such as mattresses or furniture is prohibited. **Fisher Road Recycling is available for excess and oversize waste (1355 Fisher Rd. Cobble Hill).**
   3. Importing of garbage from outside sources is prohibited.
   4. Removing items from waste and recycling containers is prohibited.
   5. Beehive RV Park & Campground participates in recycling programs. All occupants are expected to use the bins provided to recycle according to local regulations.
   6. Dumping of any illegal items, in the garbage or recycling containers is sufficient cause for terminating Occupancy.
10. **SEPTIC SYSTEM** 
    1. Only domestic sewage can be disposed of at any sewage outlet.
    2. Only "septic friendly" products are to be used in your RV, washrooms, and laundry facilities.
11. **RV/VEHICLE SALES** 
    1. RV or vehicle sales are not permitted within the park. "For sale" signs are not permitted.
12. **SUBLETTING AND ASSIGNMENT** 
    1. Only registered Occupants are permitted to occupy the site.
    2. Occupants are not permitted to sublet or assign any part the site.
13. **WASHROOMS AND LAUNDRY FACILITIES**
    1. RVs must be equipped with working on-board washroom facilities.
    2. Laundry facilities are open year round. Proper use of these facilities is required.
    3. Washrooms and showers are open May 1st to September 30th.
    4. Use of "septic friendly" products is required.
    5. Use of environmentally friendly and unscented products are encouraged
14. **FEEDING WILDLIFE**
    1. DO NOT feed wildlife as it exposes potential issues to the wildlife and the park. The park has undertaken ongoing initiatives to help control pests and non-native animal species, and to naturally restore wildlife habitat on the property.
15. **ELECTRICITY USE**

and a $100 electricity allowance each month. Any

* 1. A $100 electricity allowance is included. Any electricity consumed over $100 will be the responsibility of the occupant.
  2. Excessive use of electricity is not permitted.

1. **PROPANE TANKS**
   1. Propane tanks must not exceed 100L, must be portable, and must be properly secured.
2. **WATER USE**
   1. Excessive use of water is prohibited.
   2. Powerwashing is prohibited
3. **COMMERCIAL ENTERPRISES** 
   1. Selling, soliciting, peddling or commercial enterprises within the Park are not permitted.
   2. Signs are not permitted.
4. **THRID PARTY LIABILITY INSURANCE**
   1. RVs must be insured with a minimum of $2,000,000 third party liability insurance policy. Copy of certificate required.
5. **DISCLAIMER**
   1. Occupant agrees that all personal property including recreational vehicles placed on the Premises shall be at Occupant's risk and Beehive RV Park & Campground shall incur no liability for loss or injury with respect thereto or with respect to any other property or persons. Occupant further agrees that all other Park property including but not limited to parking and other common areas, laundry and recreational areas and facilities shall be used at the Occupants' own risk, his family and guests, without recourse against Beehive RV Park and Campground.
6. **SITE ACCESS AND CONTROL**
   1. Beehive RV Park and Campground retains full possession and control of the site at all times. We reserve the right to access the site at any time and for any reason without notice. Management and Occupant have the right to cancel Occupancy at any time.