



**Strata Corporation KAS1411
RULES
April 2008**

RV Park Rules /Storage Compound Rules

**Rules and regulations of the Common Property
commonly known as the RV and Car Storage Compound,
hereafter referred to as the Storage Compound (SC)**

1. A User is defined as a current Country Rhodes resident who is registered with the RV manager. The user must reside in Country Rhodes during the entire time of usage. In the event an owner rents, moves or ceases to be a resident of Country Rhodes, such user will forfeit the right and usage of the SC and must remove all items within 10 days of ceasing to be a resident.
2. Country Rhodes Strata Corporation does not assume any liability for any items stored in the SC. All insurance is the responsibility of the user and Country Rhodes Strata Corporation does not provide insurance for contents stored in the SC. All users do so at their own risk. All vehicles must carry storage insurance and RV manager may require proof of same.
3. A copy of the Rules and regulations of the Common Property (CP) commonly known as the RV and Car Storage Compound, and a site map will be provided to each user by the RV manager upon signing the user agreement and payment of user fees.
4. Stalls will be assigned by RV manager and clearly marked on a site map, a copy of which will go to the user. There will be only one user per stall.
5. An annual fee per stall per user shall be collected by the RV Manager or may be levied against the lot of the user and will be due and payable in January of each year for the year in advance. The charge shall be for the term beginning from February 01 to January 31 or any part thereof. Only registered users of the SC shall bear the cost of the fee. There will be no refunds or pro-rating of the annual fee. Annual fees may be adjusted by a vote of council. Failure to pay for site rental may result in removal of property.
6. A one-time refundable deposit of \$10.00 shall be levied per user upon acceptance of the key and assignment of a stall by the RV manager. This deposit will be refunded upon termination of usage agreement when the key is returned to the RV manager. The amount of the key deposit is subject to change by a vote of Council. Reproduction of keys is strictly forbidden.
7. All items in the SC must be the legal property of the user, and/or legally registered to the user.
8. A maximum of 3 concurrent stalls shall be allowed per resident household.
9. All users will be required to maintain the stall and keep it clear of weeds and debris in a clean and orderly fashion. Failure to comply will result in the cleaning of the stall at the direction of the RV Manager at a minimum charge of \$30 per stall to be charged to the user. Any costs for soil decontamination due to chemical or oil spills caused by the user will be at the full cost of the user.
10. All users will comply with RV manager's specified methods of storage. The RV manager will supply the descriptions of methods of storage on request. Users must ensure that all items be stored safely and securely.

Any item deemed not to be stored in a safe and secure manner will be reported to the user and the user will have five days to comply with securing the item. The RV manager must be satisfied with the compliance.

11. Failure to comply with these Rules may result in bylaw fines. In addition to these fines, items not registered with the RV Manager, unpaid site usage, or usage in violation of these rules shall be removed and towed to a designated towing and storage facility at the owner's expense and liability. Such company will be posted at the SC entrance. Only the RV Manager, the Strata Council President, and a Predetermined Council member shall be authorized to forcibly have any item removed from the SC.

Clubhouse Rules for General Use

1. Registered users are responsible for the actions of their guests.
2. Leave everything as you found it or better.
3. No smoking inside, or outside within 3 meters of any doorway or open window.
4. Dirty footwear is to be left outside or removed just inside the door.
5. Report any damages or deficiencies to the manager.
6. Ensure all windows and doors are closed and locked when leaving.
7. Turn off all lights.
8. If you turned up the heat, turn it back down.
9. Pack out your own garbage.

Clubhouse is open from 6a.m- 11pm. No overnight usage is permitted.

Manager: Nikki Stackhouse Telephone 765-8126

For rentals/ bookings, contact Clubhouse manager
Rental agreement rules shall apply.

Pool Rules

1. No lifeguard on duty. Use at your own risk.
2. Shower before entering pool
3. No animals in pool or on pool deck
4. No food or drink in pool or on pool deck (*plastic bottled water is permitted*)
5. No diving
6. No scooters, skate boards, bicycles, roller blades, etc allowed on pool deck
7. No swearing, yelling, or coarse language
8. No smoking on pool deck
9. Pool toys should not interfere with others' enjoyment of the pool
10. Children under 12 accompanied by Adult
11. No persons with open sores, bandages, discharging ears, eyes, noses or head colds allowed in pool.
12. No running, fighting, or other conduct likely to cause an accident.
13. Bathing load 53 persons
14. For Emergency Assistance call 911. For pool concerns call Pool manager.

Pool hours 6:00 am – 11:00 pm

Failure to adhere to these rules may result in warnings, fines, and having one's pass revoked. Anyone caught having committed an act of vandalism will automatically have pool privileges revoked for the season and will need to make restitution. Reinstatement of pool privileges will only be provided with the agreement of council.