

RV Park

Policies and Procedures Manual



Morningview Park

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Policies and Procedures Manual Rules and Regulations

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1. Definitions:

Occupant: A person(s) who is registered as the renter of an RV site at Morningview Park.

Immediate Family: A spouse or child of the Occupant.

Guest: A relative or a friend or anyone else in the park by invitation of the occupant.

Adult: Any person 18 years of age or older.

Direct Supervision: The direct supervision of a child by an adult requires that the child be within constant visual and oral control at all times.

Facilities: Includes the clubhouse, golf course, washrooms, recreational areas, and all other facilities provided for use and enjoyment of the Occupants and Guests.

Offending Party: Any Occupant, Immediate Family or Guest who is or is allegedly in contravention to the Rules and Regulations.

Satisfactory Standard: Shall mean that, at a minimum, an Occupant should have an RV site relatively free of weeds, with grass between 2 and 4 inches in height and all constructed improvements should be kept in good repair.

2. Introduction:

- These Rules and Regulations apply to all Occupants, their Immediate Family and their Guests.
- Occupants, their Immediate Family and Guests enter the park and use its facilities at their own risk.
- The primary purpose for these Rules and Regulations is to ensure Occupants, their Immediate Family and Guests obtain maximum enjoyment from the use of the facilities while at the same time considering the important aspects of health, safety, general welfare and rights of others in the Park.
- In the event any Occupant, Immediate Family or Guest breaches these Rules and Regulations the Appendix shall apply.
- Any concerns from Occupants are to be brought to the attention of Management who will take the appropriate action.

3. General Rules:

As with all rules, questions do arise. If you are unsure of or need clarification of any of the rules and regulations please do not hesitate to contact Management for interpretation.

- Morningview Park, its employees or agents are not responsible for any personal injury to any Occupant or any other person or for any loss or damage to any property of any Occupant or other person.
- Nothing shall be posted on any park bulletin board or elsewhere within the common areas of the park without prior approval from Management.
- Signs displaying names and RV site numbers cannot be any larger than 12" x 24" and must be approved by Management prior to being erected.
- Drivers of vehicles **eligible** for licensing under the Motor Vehicle Act must obey the same rules within the park as they would outside the park. A **15km speed limit** is in effect at all times throughout the park.
- No major repairs or adjustments shall be made to motor vehicles within the park.
- Park your vehicle and power cart close to your site so as not to obstruct access to other sites or the road. Vehicle parking on grassed common areas is prohibited. Guests should park either at Occupants RV site or in the designated guest parking areas.
- Morningview Park shop area is out of bounds to everyone except employees of the golf course. The entrance to the shop area from Range Road 53 and from the RV Park is prohibited. This is a private area and we ask that you do not enter this area at any time.
- Only washing of RV.'s at sites is permitted. No vehicles. No watering of lawns at any time.
- Fires are allowed only in designated fireplaces and Management will prohibit the building of such fires when county or provincial fire bans are in place.
- The use of firearms and all other weapons are prohibited within the park.
- Fireworks are prohibited within the park.
- Management has the discretion to rule on the suitability of any RV unit and to exclude it from the RV Park if it is deemed unsuitable for use.

4. Site Usage:

All RV's entering the park must be CSA approved and have up-to-date personal liability insurance.

- Occupants, Immediate Family and Guests shall conduct themselves with decorum while in the park. For instance,
 - They shall not indulge in loud or boisterous conduct.
 - Profanity, loud, and abusive language and other objectionable acts are prohibited.
 - Games or sports that may bring the park into disrepute or interrupt the harmony of the community shall not be allowed.
- Occupants shall ensure that there is reasonable quiet after 11:00 PM. Any noise-generating equipment such as televisions, radios, tapes/CD players or generators shall be restricted in their use and time of operation between the hours of 8:00 AM & 11:00 PM in consideration for the comfort and pleasure of all people in the park. At no time shall the use of such equipment be permitted to cause a nuisance to other users of an area.
- Occupants and Guests shall at all times be responsible for the conduct of their children while in the park. All children must be under the Direct Supervision of an adult.
- Occupants shall be responsible for the conduct of and for any damage caused by their Immediate Family or Guests while in the park. Occupants shall be responsible for the full value of any loss or damage to property or equipment willfully or otherwise defaced, damaged or destroyed by their Immediate Family or Guests.
- An Occupant may erect a tent for use over-night by Immediate Family or Guests provided the tent is taken down within 48 hours of being erected.
- Dining canopies are allowed providing that, when not in use, the solid side flaps remain open. Screens do not have to be rolled up or tied to the corner posts. Dining canopies are not to be used as sleeping quarters on a regular basis but rather like "tents" only for occasional use by Immediate Family or Guests.
- No more than one RV is allowed per RV site.
- No outside clothes drying or clotheslines are permitted within the park area
- Only washing of RV's at sites is permitted. No vehicles. No watering of lawns at any time.
- Occupants are expected to keep their RV sites clean and in good repair at all times. Tarpaulins may not be used to cover RV's during summer months. However, manufactured, tailored coverings expressly made to cover such things as golf carts can be used.
- Management may direct an Occupant to clean up or repair any deterioration of constructions or landscaping to a "Satisfactory Standard" (see "Definitions"). If the Occupant is unavailable to undertake the clean-up or repairs, Management may do the necessary clean-up or make the necessary repairs at the Occupant's expense.

5. Site Improvements:

No construction or major improvements or alterations to existing structures and improvements on any RV site, including, but not limited to landscaping, RV decks, railings or storage sheds may be carried out, by or on behalf of any Occupant without the approval of the Management.

Decks - constructed after 2008 shall adhere to the following specifications:

- Not to exceed 16' x 24'.
- Constructed of frame shall be from 2" x 6" treated lumber.
- Deck surface constructed of ether 2" x 6" or 1" x 6" treated boards.
- Deck must remain in natural state and are not allowed to be stained or painted.
- Decks are to remain on site if current Occupants choose to vacate the site. No monetary reimbursement from Morningview Park or new Occupant for cost of materials will be given.

Sheds - construction of one (1) 10 x 10 wood storage shed is allowed at each site.

- Management must approve the design, materials and location of the shed prior to construction.
- The shed must be sided within one (1) month of the start of construction. Siding must be neutral and approved by management prior to installation.
- There shall be a minimum set back of one (1) foot from side and rear boundary lines of the RV site to the walls of the shed.
- All current sites with buildings exceeding one (1) are grandfathered, however once the site is vacated by current Occupant, the 'extra' building must be removed prior to Occupant vacating the site. If Occupant does not remove the building, Management will arrange to have the building removed with all costs of the removal being charged back to the Occupant.

Fences - are permissible.

- All fences will be constructed by Morningview Park.
- The cost of the fence materials will be paid by Occupant and the labor costs paid by Morningview Park.
- All fences must remain in their natural state with no stain or paint to be applied.
- Fences currently in place are allowed to remain, but should the Occupants of these grandfathered fences vacate their site, the fence must be removed and can only be replaced by the approved fences.
- All approved fences erected will remain at the site if the current Occupant chooses to vacate the site. No monetary reimbursement from Morningview Park or new Occupant for costs of materials will be given.

Trees - cutting & planting

- Trees removed from a RV site at the request of that RV site's Occupant for landscaping or related reasons can only occur with the approval of Management and shall be at the expense of that Occupant.
- Planting of trees is encouraged. Before planting please contact Management on placement and suitability of tree varieties.
- When raking and mowing around native trees we ask that you leave the small native tree shoots, as they will grow into mature trees.

6. Site Maintenance:

Grass - should be mowed between 2 and 4 inches in height.

- Weed eater can be use for trimming hard to get places but not for cutting grass to the ground.
- As our mowing and trimming equipment is kept busy on the course we ask that you provide your own equipment to keep your site neat.
- When raking and mowing around native trees we ask that you leave the small native tree shoots, as they will grow into mature trees.

Clippings and Leaves - are to be disposed at our compost area.

- Tree branches can be burned or disposed of at our burning pile.

Fertilizers - are permitted for application on grass, flowers and trees.

Poisons - for the control of rodents or birds are not permitted in the RV Park.

Chemicals - herbicides are permitted for use at your site for the control of weeds.

- Before application please check with management for admissibility of herbicide.
- Chemical such as **fungicides, insecticides and rodenticides** are not permitted to be used within the boundaries of the RV Park.

Power - meters are supplied at each site.

- Billing will be done on an as use basis.
- Morningview Park will be responsible for all maintenance to the power grid up to the receptacle.

Water - restrictions apply at all times within the RV Park.

- Washing of RV.'s at sites is permitted once per year.
- No vehicles washing at any time.
- No watering of lawns at any time.
- Watering of flower beds is permitted. (Even number site on even day, odd number sites on odd days).
- Morningview Park will be responsible for all maintenance to the water system up to the water valve at each site.

Sewer - pickups can be arranged by calling the clubhouse Monday – Friday.

- Fee will include four (4) pickups per month. If more are required the appropriate fee will be attached.
- No pickups will be done on weekends or holidays. For pickup on Friday please call the clubhouse before 11:00 am.
- All black and gray water is to be dumped into holding tanks or sewer line.
- All RV's sewer connectors must be securely fastened and air tight.

Garbage - dumpsters are provided by Morningview Park

- RV garbage only **(NO HOUSE HOLD)**.
- Cardboard boxes are to be broken down and disposed of in the recycling bin.
- Large items such as mattresses, lawn chairs, lawn ornaments, etc. must be disposed of by the Occupant off site and are not to be put in or left around the dumpsters.
- Management will direct you to appropriate disposal site or bins.

7. Power Carts:

- No children under the age of 16 years old are permitted to drive a golf cart anywhere within the boundaries of Morningview Park without an adult present on the cart.
- Golf Carts must be operated on the roads only and kept off the grass areas within the RV Park.
- Drivers of motorized electrically powered toys must be operated under the Direct Supervision of an adult. This rule is not meant to restrict the use of vehicles of any type by physically disabled persons.
- Golf carts shall be restricted to a **15km speed limit**, that is in effect at all times throughout the park.
- Golf Carts must be operated on the roadways only and kept off the grass areas within the RV Park.
- Operation of power carts is limited to course regulations such as designated cart paths and no use of carts during extreme weather conditions.
- Power cart trailers are not permitted to be stored at your site.
- Power cart trailers can remain at your site for a period of no more than 48 hours.

8. Off-Road Vehicles:

- Keep all off-road vehicles on their trailers as they are not allowed to be driven in the park.
- No repairing, servicing, washing or starting of any off road vehicle will be allowed within the park.
- All non-motorized vehicles (bicycles, tricycles etc.) must be operated in a safe and courteous manner. Parents or guardians must ensure that their children know and obey the rules of the road and that their children are appropriately supervised.
- Morningview Park takes no responsibility in the event of an accident. Such liability will be borne by the adult responsible.

9. Trail Fees:

- Yearly trail fees will provide unlimited use of your power cart by the registered owner and/or spouse.
- Yearly trail fees do not cover your use of any other RV park resident's cart.
- Should your cart become incapacitated Morningview Park will provide you with a fleet cart at a 50% discount for your round.
- Use of your cart by any other party will be subject to trail fees.
- If another party uses your cart and trail fees are not paid by the other party, the registered owner of the cart will be billed accordingly.
- It is your responsibility to inform all other users of your cart about trail fees.
- Operations of power carts are limited to course regulations such as designated cart paths and no use of carts due to extreme weather conditions.

10. Liquor:

Alberta Gaming and Liquor Commission Policy 6.5.7 states that: Patrons are not permitted to bring their own alcoholic beverages on the golf course. All liquor possessed and consumed on a golf course must be purchased under a valid liquor licence issued to the golf course by the AGLC. It is the licensee's responsibility to ensure that AGLC policy is being adhered to as these are the conditions of the liquor license. Licensees shall manage compliance to the policy accordingly. Failure to comply with the above policy could result in disciplinary action against the licensee which may include a warning, fine, suspension or cancellation of the liquor licence. In view of the AGLC regulations, Morningview Park has adopted the following policy. Liquor brought to your R.V. site for your personal consumption must stay within the R.V. Park and not be taken onto the golf course, if you chose not to comply with the AGLC Policy 6.5.7 and take liquor onto the golf course you will be asked to vacate your R.V. Site, remove all personal items and leave Morningview Park immediately.

11. Pets:

Occupants, Immediate Family and Guests may have normal family-type pets, such as dogs, cats and birds:

- Pets must be well behaved.
- Pets (including cats) shall be kept on a leash or in-doors at all times.
- Dogs are to be kept quiet and not allowed to bark.
- Management has the discretion to restrict the size, type and number of pets brought into the park by any one.
- Dogs such as **Pit Bull's, Doberman's and Rottweiler's are not permitted** at Morningview Park at any time.
- All pet waste shall be picked up immediately by the pet owner and deposited in a garbage receptacle. This applies to all areas of the park, whether developed or not.

12. Wildlife:

Wildlife of all types is not to be molested within the RV Park or on the golf course. They include the following:

- Moose, Deer, Coyotes, Rabbits, Squirrels, etc.
- All types of birds.
- If a control measure is needed Morningview Park will undertake such action.

13. Appendix:

Any Offending Party shall be subject to the following sanctions in addition to the provisions of the Occupants Agreement:

- Management will have an Offending Party removed from the Park immediately if the breach of these Rules and Regulations is such that, in the Management's opinion, the safety or well being of other persons in the Park is being jeopardized.
- For breaches of these Rules and Regulations which do not fall within the category set out in Section, Management shall provide a written notice to the Occupant who is either the Offending Party or who is the Sponsoring Occupant of the Offending Party outlining the breaches and requesting that the breaches cease and/or be rectified within a specified, reasonable period, normally 15 days.
- If the breaches do not cease or are not rectified within the specified time, the Management **will** issue an eviction notice and offending party will be asked to vacate RV site immediately.
- All notices pursuant to this part shall be hand delivered or sent by registered mail to the Occupant who is the Offending Party or to the Sponsoring Occupant of the Offending Party at the address for that Occupant as shown in the records of the Association or such other address as may be provided to the Association in writing by the Occupant.
- Financial penalties can be levied at the discretion of the Management for failure to comply with these Rules and Regulations and if such penalties are not paid, a lien against the Occupant's shared interest recoverable upon resale of the shared interest.