

RULES AND REGULATIONS

SHANNON LAKE LOT RENTALS

USE OF PROPERTY

The rentals are for recreational purposes for the family and guests of the assigned lot. We promote peace and quiet in the woods. No illegal or commercial activity is allowed. The road is not ploughed in winter.

No overwintering allowed.

FIRE SAFETY

All campfires must be enclosed in a rock or cinder block enclosure with spark arrestor. Commercially purchased fire pits are also allowed, and must have spark arrestor screens. All fires are to be kept small and manageable. Large roaring fires are not permitted. Keep a bucket of water and fire extinguisher close by.

Cutting of trees for firewood is not allowed unless permitted by management. You may scavenge any wood or branches on the ground or roadside that was cut to make roads.

No fireworks permitted.

ROAD SAFETY

Speed limit in the camp is 15 km per hour, as there may be children playing in the area.

PAYMENTS

Annual rental fees are due April 1st of every year. Winter storage fees are due October 1st of every year. Winter storage fees will be waived if the following year's annual payment is made October 1st.

If we don't hear from you by the end of April, your lot will be forfeited and made available to new renters.

Your mobile RV must be removed from the lot by October 31st. The owners reserve the right to remove and dispose of property left by a delinquent renter so that the lot can be rented to someone else.

No over-wintering of mobile RVs is permitted.

Payment by e-transfer is preferred.

BUILDING TYPES

RVs, camper trailers and tents are allowed.

A shed or storage unit no bigger than 164 sq ft can be built, and must be pre-approved by management. It must be finished on the exterior, including doors, windows and siding, the same year it is started.

All structures must be built without a permanent foundation, and mobile. Sheds must be on skids or wheels.

Decks are allowed and should be built in manageable sections that can be moved.

QUIET HOURS

10 pm until 8 am, every day.

GARBAGE AND RECYCLING

Pack it in, Pack it out. There is no trash removal service. Composting is allowed only if its enclosed and odour free. This is for safety reasons. We do not want to attract animals. Do not leave trash out overnight. Do not burn your trash. It is stinky and toxic.

PETS

Dogs must be under control at all times. To respect the right of other campers to peace and quiet, dogs must be people- and animal-friendly and quiet. Do not leave pets in your RV or vehicle alone if they are constantly barking.

Poop scoop is also your responsibility.

There is lots of room off Treeline Drive to take your dog for a good run.

Cats are allowed if they're under control and not disturbing other campers.

WATERFRONT: 66 FOOT RIGHT OF WAY

Nova Scotia Power owns a 66 foot right of way along the lakefront. Written permission has been granted to use this land as long as there are no buildings, structures or storage of docks over winter. This is due to the high spring water run off. N.S. Power may open their dam floodgates upstream at their own discretion. They are not responsible for lost docks and boats floating away. You may have a dock, but tie it securely to a tree.

Winter ice pack may also damage your dock, so take necessary precautions.

OUTHOUSE AND BLACKWATER

Composting toilets may be used. An outhouse structure is allowable. Airflow is important to dry the compost and keep odours to a minimum. Keeping flies out is also important. Cover with wood shavings to help the composting process and cut odour. There are many on-line videos on how to build an outhouse.

You may have a temporary chemical porta-potty service delivered and removed during your first summer.

GREYWATER

Government regulations say that greywater must be sent to your RV tank or to an approved greywater system. It is also possible to buy portable tanks for greywater that can be pumped out.

GENERATORS

Generators are a nuisance and are frowned upon. They are loud and smelly, and gas gets spilled. They are an environmental hazard.

Use solar and propane.

If you need to use a generator, use it between 8 and 9 am and between 5 and 6 pm.

You may use it during the day if you are building a structure. Quiet technology generators are recommended.

All fuel and oil spills are to be mopped up.

We promote peace and quiet in the woods.

SOLAR PANELS

Solar energy to charge your batteries is strongly recommended. A small solar array is not expensive, and avoids the hauling and risk of fuel spillage involved with using a generator.

RAIN WATER COLLECTION

Rainwater collection is the best and easiest way to collect wash water. A simple eavestrough system or canopy will fill your rain barrels quickly. There are numerous suggestions online on how to do this. If you place the bottom of your rain barrel higher than your RV's inlet, you can easily fill your RV tank by opening the valve on your barrel.

Drawing water from the lake is also allowed.

BOATS

Shannon Lake is pristine and we would like it to remain so. Kayaks, canoes, rowboats and paddleboards are allowed. Small electric motorboats are also allowed. Gas motors and personal watercraft (a.k.a. PWC, jet-skis) are not welcome.

You may store your boats along the shoreline. There will be no boat ramp.

ATVs

There are numerous ATV trails in the area, including on the adjacent land across Treeline Drive. Do not operate your ATV on the road by the camp unless you are parking it on your lot. Do not park on the road by the camps. Speed limit applies to all ATVs. All ruts and damage are to be filled in and smoothed out. Please respect the land and your neighbours.

VEHICLES, RVs AND PARKING

All vehicles and RVs are to be parked on your gravel pad.

One RV or camper trailer is allowed per lot. Campers and RVs must be in good repair inside and out, and not be older than 25 years, unless seen and approved by management. No fixer-uppers allowed.

Interior and exterior photos of your RV are required as part of the application process.

Camper trailers and RVs must remain on or directly adjacent to gravel pad.

All vehicles and RVs must display current license and inspection sticker. Loud mufflers, oil leaking and smoke burning vehicles are not allowed on property. Abandoned vehicles and RVs will be towed without notice.

One kitchen tent or screened tent up to 12 x 12 ft is allowed.

You must keep your music systems on low volume when on property.

UPKEEP OF YOUR SITE AND DWELLING

Trashy looking camps are not allowed. Keep your camp in good repair. Do not add to the size of your gravel pad without management's permission. Do not cut trees without permission. No large trees are to be cut. Annual lot inspections will be conducted.

DRUNK AND NOISY PARTIES

NOT ALLOWED. There is a zero tolerance policy toward drunken and loud parties. You will be evicted with no refund.

ABANDONED STRUCTURES

Abandoned structures will be towed without notice or guarantee of damage. Security deposit will not be returned.

WINTER STORAGE

Even though there is no winter storage at Shannon lake, here are helpful hints to avoid damage to your camper. October is a good time to antifreeze your water lines, pumps, toilets, tanks and P-traps. Store your food in tins. Cover roof with a new tarp and secure with bungee cords.

PROOF OF LIABILITY AND PROPERTY INSURANCE

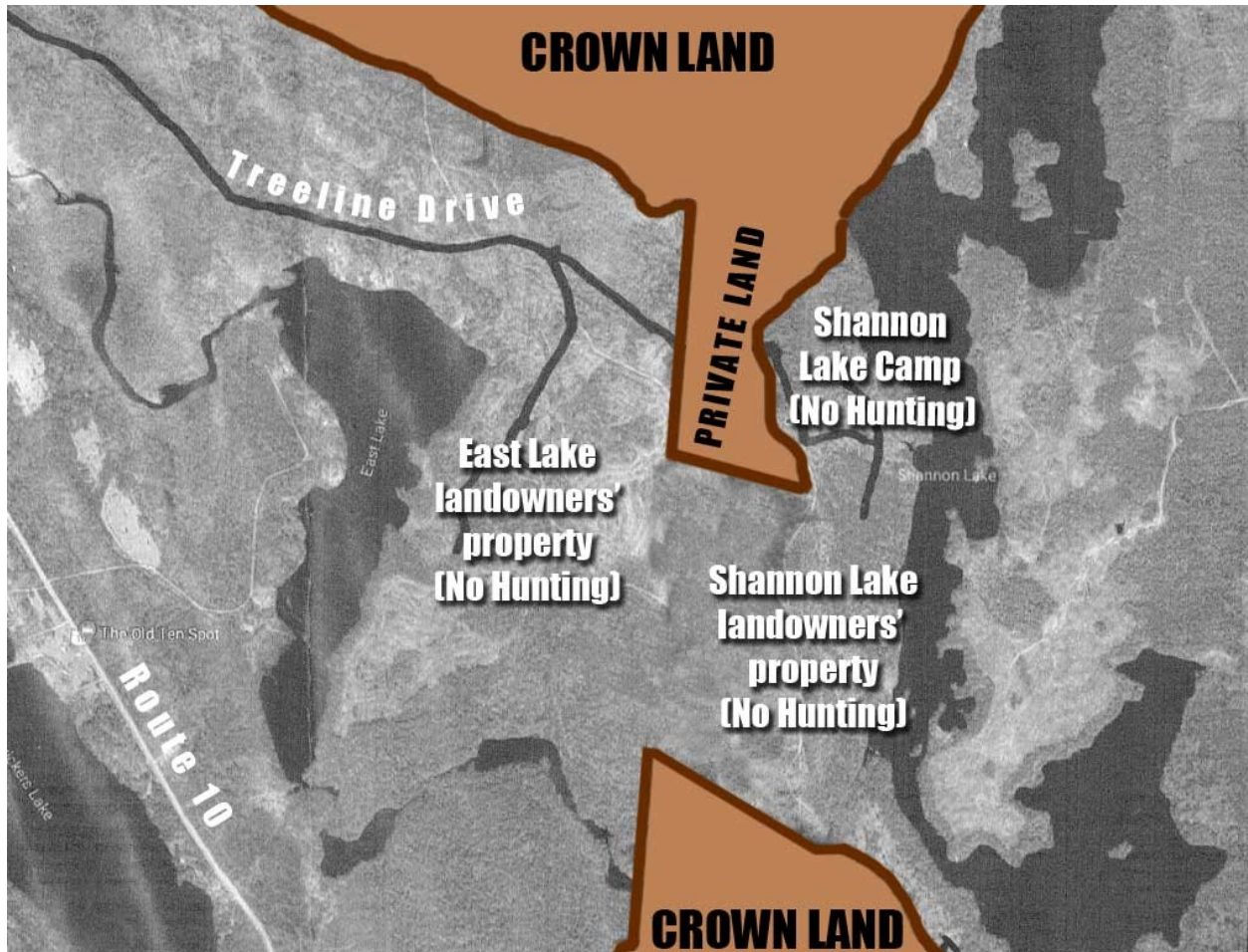
Camp owners are not responsible for damage or theft to personal property and personal injury or death. Lot renters must carry and provide up to date proof of insurance for liability, personal injury and damage to camp property. We recommend you also carry your own personal property insurance.

WILDLIFE FEEDING

Feeding wildlife is a dangerous practice. Wild animals will return for more food and will endanger you and other campers. Raccoons may be cute, but are vicious fighters. Also, there are bears in the area.

HUNTING

No hunting or shooting at campsite. Do not hunt on East Lake or Shannon Lake residents' land. The property is adjacent to crown land where hunting is permitted. The brown area on the map below indicates areas where hunting is permitted.



SMOKING AND VAPORIZORS

No smoking or vaping in camp. Other campers have the right to clean, fresh air. If you must smoke, do it in your car or dwelling with the windows closed. Dispose of your butts in an ashtray, not on the ground.

GUESTS AND RULES

All guidelines and rules must be conveyed to and followed by family members and guests.

THESE RULES AND GUIDELINES ARE FOR THE BENEFIT OF OUR MOTHER EARTH, THE SAFETY OF CAMPERS AND THE RIGHT TO A PEACEFUL AND PLEASANT CAMPING EXPERIENCE FOR ALL. THESE RULES ALSO PROTECT THE OWNERS FROM DELINQUENT AND UNDESIRABLE LOT RENTERS.

I have read, understand, and will obey all the rules and guidelines

Sign here

Print name

Date
