

Dear Seasonal Site Holder:

We would like to take this opportunity to thank you for joining us this year at Oak Island Resort. We hope that you are having a great summer and enjoying your stay.

Please read the terms and conditions carefully to avoid any miscommunication and to make sure your site is in good standing for the 2024 season. There is a substantial waiting list for seasonal sites and we are reminding you that in the event that you will not be renewing your seasonal site, the site will be delegated by Oak Island Resort. **Seasonal sites may not be sublet, gifted, sold or otherwise transferred by the current site holder.** If your site is not renewed it will become available to the Move Lottery and then the Wait List. Please also note that any items left in an unreserved site past October 2, 2023 will be deemed abandoned and removed.

**2024 seasonal rates are as follows:**

**Original campground: \$2395.00      Meadow: \$2,750.00;    Private (6<sup>th</sup> & 7<sup>th</sup> Street) \$2,750 + septic costs**

**All rates are subject to applicable tax (GST)**

**All returning seasonal site holders that renew their site for 2024 are entitled to the 5% Oak Island Resort Seasonal Loyalty Credit.**

**FOR SEASONAL SITE HOLDERS THAT WISH TO MAINTAIN THEIR EXISTING SITE**

Seasonal site holders in good standing are offered their existing site for next season. We will be requesting a **\$500.00 non refundable or transferrable deposit** to secure your site for 2024. Please complete the 2024 Seasonal Site Renewal form and submit it to the office along with the required deposit. **Renewal forms and deposits MUST be received no later than 5:00 p.m. August 21, 2023.** In the past we have contacted those on our Seasonal list who have not submitted their complete forms and deposit to confirm that they are not renewing for the upcoming season. Unfortunately, we will no longer be able to continue this service as it creates administration issues that severely hold up the move process and confirming guests into their desired sites, therefore, **\*\*any site without a deposit submitted by the deadline will go into the Move Lottery on August 22<sup>nd</sup>\*\***

**FOR SEASONAL SITE HOLDERS THAT WISH TO REQUEST A MOVE TO ANOTHER DESIGNATED SEASONAL SITE.**

The Seasonal moves will now be conducted as a lottery system. If you apply for a move, you will receive a map of available seasonal sites on August 22<sup>th</sup> by 5:00 p.m. You will then have up to 5:00 p.m. August 28<sup>th</sup> to view all available sites in the lottery. In order to enter the lottery, you must email your request form to [kerrie@oakislandmb.ca](mailto:kerrie@oakislandmb.ca) by 9:00 a.m. August 22<sup>th</sup>, with your list of requested sites. There is no limit on the number of available sites you may request. The lottery will proceed on the morning of August 29<sup>th</sup>, and the winners of the sites will be notified of the results. You must be prepared to accept the site you've drawn over the phone when contacted, otherwise the site will be re-drawn.

**Move requests are subject to a \$75.00 administration fee once completed, to be paid at time of confirmation of new site. All moves are subject to management discretion.**

***\*\*If you are moving sites this year, it must take place from October 1<sup>nd</sup> to October 6<sup>th</sup>. You may not move sites before those dates if they are unoccupied, even if a Seasonal has moved out of their site it is still reserved until September 30<sup>th</sup>. Please plan ahead to be able to accommodate moving within the designated dates. \*\****

## **MAKING YOUR DEPOSIT.**

It is becoming increasingly difficult for us to track people down for their paperwork, it is time consuming and creates unnecessary stress on our administration team. This year we will be implementing a policy where deposits will not be accepted until the correct paperwork is filled out and received by the office. Printed forms are available in the after-hours registration box located on the security office (old campground office), for you to pick up at your convenience. Forms may be dropped off ahead of time at the Store/Office but deposits are not able to be accepted. **In order to streamline the process for our guests deposits will ONLY be accepted at the old campground office/new security office. Cash, Credit Card and Cheque (cheques may be postdated for no later than August 21<sup>st</sup>) will be accepted in person, and credit card over the phone on the following days:**

**Wednesday August 9<sup>th</sup> and Thursday August 10<sup>th</sup> from 1:00 p.m. – 5:00 p.m.**

**Saturday August 12<sup>th</sup> 1:00 p.m.- 5:00 p.m.**

**Tuesday August 15<sup>th</sup>, Wednesday August 16<sup>th</sup>, Thursday August 17<sup>th</sup>, from 1:00 p.m.- 5:00 p.m.**

**Saturday August 19<sup>th</sup>, and Monday August 21<sup>st</sup> from 1:00 – 5:00 p.m.**

**The phone number to make Seasonal Deposits on the designated days is: 1-431-645-1468**

## **WINTER STORAGE - \$275 + GST**

We will be offering a winter storage program for 2023/2024 to seasonal site holders that are maintaining their existing seasonal site. If you wish to participate in the winter storage program, please sign the storage waiver on the Seasonal Site Information Sheet and include the payment with your site deposit, **The storage program is intended for trailers, decks and sheds only. The \$275 fee is only charged to sites that are leaving trailers overwinter. Sites MUST be cleaned and packed up appropriately for winter storage. Winter storage fees must be paid before September 15<sup>th</sup>.**

**BALANCE DUE** Site balances are due by **May 1, 2024. No Exceptions.**

Sites that are not paid in full will be transferred over to the wait list as of May 2<sup>nd</sup>, 2024. A reminder that it is the customers responsibility to manage their account. Appropriate notice and reminders will be sent via email in April.

**BALANCE DUE CHEQUES MAY BE POST-DATED NO LATER THAN May 1 , 2024.**

**CHEQUES MAY BE MAILED TO:**

**OAK ISLAND RESORT ATTENTION: CAMPGROUND**

**BOX 563, Oak Lake, MB R0M 1P0**

**PLEASE ENSURE THAT MAILED FINAL PAYMENTS ARE ALLOWED ENOUGH TIME TO BE RECEIVED PRIOR TO MAY 1<sup>ST</sup> 2024.**

Should you have any questions or concerns feel free to contact Kerrie at [kerrie@oakislandmb.ca](mailto:kerrie@oakislandmb.ca)

For those with seasonal docks at the Marina, renewals must be in and a \$50.00 deposit paid at the campground office on or before August 31, 2023. If a deposit isn't received for your dock, it will be transferred to the wait list.

**Operating hours and closing dates:**

The campground office will be closed for the season on September 18, 2023. All inquiries passed this date can be made at [campground@oakislandmb.ca](mailto:campground@oakislandmb.ca)

The last day of camping for our Seasonal site holders that are renewing their lease will be October 2<sup>nd</sup>, 2023. For those site holders that have chosen not to return we ask that the site be vacated by 5:00 September 30<sup>th</sup> to accommodate our Seasonal moves which commence October 1<sup>st</sup>. The gates will close and the power will be turned off for the season at 5:00 p.m. on October 2<sup>nd</sup>. We are continuing our Seasonal Fall Clean-up Program this year. You will be notified on which dates you can access the campground to do the leaves on your site as we monitor the fall leaf drop.

Thank you so much for joining us, we truly appreciate you choosing us to be your summer destination.

Yours truly,

Oak Island Resort

## 2024 OAK ISLAND RESORT SEASONAL SITE AGREEMENT

\*Printed forms are available in the after-hours registration box on the security office for you to pick up at your convenience\*  
FORMS DUE WITH DEPOSIT ON OR BEFORE August 21, 2023.

This agreement is made between:

Dillon (2021) inc. Oak Island Resort and Golf, Box 563, Oak Lake, MB R0M 1P0 (the landlord) and;

NAME: \_\_\_\_\_ SITE # \_\_\_\_\_

ADDRESS: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_ CELLULAR: \_\_\_\_\_

EMAIL: \_\_\_\_\_

RV TYPE: \_\_\_\_\_ SIZE: \_\_\_\_\_ (feet) \_\_\_\_\_ (slides) Trailer License# \_\_\_\_\_

- My Seasonal site is located in the Meadow or on 6<sup>th</sup> and 7<sup>th</sup> street. Site amount \$2750.00 plus G.S.T.  
 My Seasonal site is located in the original campground. Site amount \$2395.00 plus G.S.T.

**WINTER STORAGE – complete this section only if taking advantage of the winter storage program**

I, \_\_\_\_\_, wish to store my RV unit as noted above and/or other personal belongings at Oak Island Resort Campground Site # \_\_\_\_\_ from October 1, 2023 to May 1, 2024. I understand and agree that Dillon (2021) Inc. (Oak Island Resort & Golf). is not responsible for any type of damage or loss that may occur to my property regardless of the cause. I hereby release Dillon (2021) Inc. from any and all liability pertaining to loss or damage to my property. I further understand that it is my responsibility to insure my property stored at Oak Island Resort Campground against all loss or damage.

Signature x \_\_\_\_\_

Payment Information	Deposit	\$500.00	\$ _____
	Winter Storage	\$288.75	\$ _____
	<b>TOTAL DUE</b>		<b>\$ _____</b>

Terms and Conditions:

1. The landlord agrees to rent site \_\_\_\_\_ for the 2024 Season.
2. Tenancy is a fixed term beginning May 1, 2024 and ending September 30<sup>th</sup>, 2024.

Unless the tenancy has been terminated, the landlord shall offer the tenant a renewal of this agreement. If the tenant wishes to extend the agreement to the 2025 season, they can do so by providing the required deposit prior to the designated deposit deadline in 2024. Alternatively, this agreement will expire on the termination date. **Late renewals will not be accepted.**

3. The tenant agrees to pay any and all outstanding balances before May 1. This lease will not be deemed valid until all balances on account are cleared for the 2024 Season.

4. In addition to the tenant the following named persons will primarily occupy the site:

Name \_\_\_\_\_ Relationship to tenant \_\_\_\_\_

Name \_\_\_\_\_ Relationship to tenant \_\_\_\_\_

Name \_\_\_\_\_ Relationship to tenant \_\_\_\_\_

Name \_\_\_\_\_ Relationship to tenant \_\_\_\_\_

Name \_\_\_\_\_ Relationship to tenant \_\_\_\_\_

The tenant acknowledges and agrees to be held liable for any property damage or loss to Dillon (2021) INC. incurred by his/herself and the above noted tenants, and any guest signed into their site. The tenant further acknowledges that additional guests and vehicles must be registered at the campground office.

5. The following vehicles will be registered to the site:

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Colour: \_\_\_\_\_ Plate/Prov: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Colour: \_\_\_\_\_ Plate/Prov: \_\_\_\_\_

- 6. I understand that vehicle passes are NOT exchangeable between vehicles. If I require a pass to be transferred to a new vehicle, the existing pass MUST be handed into the office and a new one will be provided.
- 7. I understand that if an electrician is requested to our site for an electrical issue and it is determined that we are overdrawing from our pedestal (drawing more than the allotted 30 amps and tripping the breaker) we will be held responsible for payment of the invoice.
- 8. I understand that if I choose not to occupy the seasonal site for the entire season it may not be sublet, gifted, or sold, and refunds are not available.
- 9. I hereby understand and agree to the terms of the Oak Island 2024 Seasonal bylaws.
- 10. I acknowledge as a Seasonal site holder leaving decks/sheds/trailers on site overwinter, that any leaves that are unable to be cleared from Oak Island Resort’s designated fall clean-up equipment will be my responsibility.
- 11. I understand as a Seasonal Site holder that Power will go on May 1<sup>st</sup> 2024, and our Water and Septic systems cannot be guaranteed before May 15<sup>th</sup>, 2024.

**\*\*Services and access to the site is at management discretion and is subject to weather and accessibility\*\***

**Cancellation Policy**

All pre-season cancellations must be received in writing. **Deposits are non-refundable or transferable. Cancellations or refunds are not available after the season commences.**

**Balance Due**

Site balances are due on or before May 1<sup>st</sup> 2024. Sites that are not paid in full by May 2, 2024 will be deemed forfeited and will be reassigned by Oak Island Resort.

I have read, understand and agree to the information contained herein this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Signed x \_\_\_\_\_

# 2024 SEASONAL SITE BYLAWS

## CHECK IN / OUT

- Check-in and site access date will be no earlier than **May 1, 2024**. Check-out date will be no later than **September 30, 2024**.
- Upon check out, Resort property is to be left in the same state in which it was found. Sites with items remaining beyond October 1, 2024 will be subject to the 2024/25 winter storage fee.
- Campers may use ONLY the designated electrical outlets at the pedestal for their rented site. Outlets located in other areas of the campground **ARE NOT AVAILABLE** for public use. Each site is only guaranteed 1 30-amp outlet.
- Seasonal sites may not be sublet, gifted, or sold. You may allow someone to utilize your site with management permission for a maximum 7 days total per season. Your site may not be occupied by a trailer other than the one indicated on your Seasonal Agreement.

## COURTESY

- Quiet time is from **11:00pm – 8:00am daily**. All outside music must be shut off during quiet time.
- Littering is strictly prohibited.
- The trees are a valuable part of the ambience of the resort. **DO NOT** use nails or screws in the trees. Stretchy cords are an acceptable solution for hanging items from trees. Satellite dishes may **NOT** be attached to the trees.
- Vandalism of any Resort property will not be tolerated. This includes but is not limited to damage to picnic tables via drill, screw, tacks, staples etc.

## FIRE

- ALL FIRES MUST BE CONTROLLED and constructed ONLY in fire rings provided for that purpose.
- Do not put cans, glass, garbage, plastic, food, rocks or any explosive material in the fire rings.
- Fires are not to be left unattended for any length of time.
- Please use seasoned firewood only. Burning of pallets, pressure treated wood, painted wood or elm is prohibited.
- All fires need to observe the R.M. of Sifton's bylaws as well as adhere to any burn bans.

## PETS

- Pets must be supervised, properly restrained or leashed at all times and are not allowed in restrooms, cabins, cottagers or on the public beach.
- Pets must be registered with the campground office.
- Waste is to be cleaned up by pet owners immediately.
- Excessive dog barking will not be tolerated. It will be deemed as a noise complaint and if a warning is issued will be considered a strike.
- No more than two (2) animals per campsite will be allowed.

## SAFETY

- Children shall not be left unattended or allowed to wander through sites registered to other guests. You are responsible for the actions of any minors registered to, or guests of, your site.
- **A speed limit of 10 km / hour** will be strictly enforced. Failure to comply will result in loss of gate pass and possible forfeit of your site. All motorized vehicles (cars, boats, motorcycles, mopeds) must be street legal, registered, and

insured as defined by MPI. No mini-bikes, dirt bikes, go-carts, golf carts, gas or electric scooters or other such vehicles are permitted.

- Alcohol is permitted in campsites, cabins and cottagers. All Liquor Laws are applicable.
- Illicit drugs are prohibited.
- **ABSOLUTELY NO FIREWORKS ARE PERMITTED IN THE CAMPGROUND.**

## SECURITY

- Visitors to a site are the responsibility of the registered guest.
- All visitors must vacate the campground by 11:00pm.
- Unoccupied sites and roadways are not to be used for parking. A maximum of two vehicles per site. Additional parking is available on the west side of the campground office. Parking is NOT permitted in the grass area near the pools. Unauthorized parking may result in vehicles being towed at the owners' expense.
- Vehicles without parking passes may be denied access to the campground.
- Each site rental includes two (2) parking passes.
- Registered guests may store currently registered boats, watercraft or trailers in the designated North West corner of the campground ONLY. Storing such items is done at your own risk. All stored items must be registered at the campground office.

## BEHAVIOR

- Belligerent or threatening acts toward guests, staff or security will not be tolerated and will result in immediate termination of lease.
- 3 strike policy in effect, no exceptions. If any of these bylaws are not adhered to, a verbal warning will be issued, followed by a written warning, then termination of lease.
- Uttering threats, harassment, or acts of violence in the campground are not tolerated. They will result in your immediate removal from the property and your lease will be terminated. **No refund.**
- Cutting through site, using other people's sites as walkways is prohibited.

## SITE ADDITIONS

- All site additions must be stamped with management approval, 10 business days must be allowed for the approval process.
- Screen rooms that are manufactured for RV use may be added, however, wooden structures must be pre-approved by management.
- Gravel will only be supplied to ensure the trailer pad is considered reasonably level, any other gravel required (around fire pits, low spots, tent pads etc..) will be the sole responsibility of the tenant and must be approved by the office.
- Patio stones or interlocking brick are welcome. (No pallets allowed)
- Garden Sheds meeting the criteria set out by management may be utilized. Please inquire at campground office for criteria particulars.
- There are no tarps of any kind allowed in the campground.
- Any trailer older than 2003 that is parked for the season will be subject to an annual inspection from management.
- Seasonal guests are encouraged to improve their sites through the planting of trees, shrubs and flowers. However, alterations are subject to approval by management.
- You may choose to tend to your own site with your own lawn mower and/or line trimmer, any and all other machinery and equipment is strictly prohibited.

**\*\*Trees will not be removed unless it poses a safety risk, is unhealthy, or has been damaged\*\***

You are responsible for the observance of the campground bylaws personally or by your immediate family members, guests, visitors or other persons attending, at the site registered to you in the campground. Failure to observe or comply with 2024 Campground bylaws or to pay rent by due date(s) may result in eviction or removal of recreational vehicle.

We reserve the right to refuse service.

Owners and managers are not responsible for any loss due to fire, accident, theft, act of nature or any act beyond their control.