

CAMPGROUND INFORMATION SHEET

SCHEDULE III
EFFECTIVE 15 Mar 2022

This Information Sheet describes how we like our Campground to operate. The Caretaker has some discretion in how these issues are applied to individual sites. However, any chronic abuse of multiple items will result in a review of a site's status which could possible result in eviction or an application to renew being denied.

NOTE: This form becomes (SCHEDULE III) when attached to the Campground Site Rental Contract

Ball Diamond:

Ball Diamond behind the Caretaker's house is available for organized activities. Check with the Caretakers for availability.

Biodegradable Products:

Biodegradable products are to be used throughout the property (including the lake). This includes biodegradable sun screen, shampoos, soaps, detergents, etc.

Caretakers:

The Caretakers (Marie & Brian Rawson) are resident at the camp entrance gates and have been designated Camp Managers by the Society's Board. As such, they are the only authority at Rock Lake Campground. They are available to give information, interpret policy and deal with requests. The Caretakers can be asked to assist in solving emergencies. Note: When they are at their house or their campsite they are on personal time and should not be bothered except for emergencies. Please keep your non-emergency requests for their daily run through the campground.

At the Caretaker's discretion, he may be contracted by any camper to perform any site job agreed to. Please note that the Caretakers are only paid by the Society during the camping season and only then for part time work. They are not expected to work full time.

Communication:

The Registrar communicates solely via email. The onus is on Campers to keep email address changes up-to-date with him/her. Effective with the 2021 season, general notices will no longer go to individual campers. Instead they will be posted on the FaceBook Group Rock Lake Campers.

Drinking Water:

Until further notice, drinking water is not available at the Campground & must be brought on site by each Camper.

Generator (and any other gas powered machine):

The use of generators, pumps, power tools, chain saws, etc. is restricted to between 12:00 noon and 4:30 p.m. and from 6:00 p.m. to 9:00 p.m daily.

Improvements:

Site improvements (costs borne and labour supplied by the Camper) such as leveling, brush clearing, dead fall removal, gravel pads, etc. are encouraged, but must be cleared through the Caretakers before any work is started.

Other alterations are not permitted to any part of the environment and/or landscape within the Rock Lake Camp property. From time to time the Camp Caretakers may ask for the help of the Campers with a specific work party. Assistance for such projects would be appreciated. Campers are not permitted to organize work parties without prior approval of the Caretakers.

By Board resolution, no tree felling is permitted. If you have a tree problem see the Caretakers.

Paths:

There are many paths around Rock Lake Camp that have been made by campers over the years. These paths belong to everyone and can not be declared closed by any camper if they do not like the encroachment. Many paths, even some roads, come close to sites and campers need to design their sites to offset this 'invasion' or request a move to another site if one is available.

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Refund Policy:

The refund policy is such that once each of the post-dated cheque due dates is reached the money becomes non-refundable. However, if we are able to find another tenant for the site then a pro-rated refund will be processed.

Renewals and Evictions:

It is the policy of the Board that the individual who controls that site would have first right of refusal for the site for each subsequent year on a year-to-year basis, providing that the intention has been communicated to the Registrar by September 1st for the following season, and the completed application and all other required items are received, by the Registrar, prior to September 15th of any given year for the next camping season and there have been no issues that would negate a renewal.

Evictions will be considered for serious misconduct that affects the other campers.

Anyone not renewed for any subsequent season or is evicted from the campground for cause shall be entitled to an appeal. This appeal procedure will be noted on any emails of denied renewals or evictions.

Any campers denied a renewal or evicted shall be refunded a pro-rated portion of their unused rent for that season.

Rule Enforcement:

Brian and Marie Rawson are our Camp Managers and as such are the only people empowered by the Society's Board to enforce rules at Rock Lake Campground. Nobody else has the authority. If you think you see a problem, do not confront the other camper - tell the Managers! Policing by campers is not permitted and will be dealt with severely.

Sani-Dump:

A sani-dump is available beside the parking lot just outside the main gate. Do not wash vehicles or trailers there.

Season:

The camping season runs annually from May 15th (subject to the roads being usable) through October 15th each year. **We are closed through the winter.** If you need to check your site while we are closed you may leave your vehicle at the gate and walk in (no motorized transport allowed) at your own risk.

Sheds:

Wooden, plastic or metal sheds that are commercially purchased or professionally built (to a maximum size of 8' x 10') along with canopy shelters are permitted on your site. Please keep your site clean & tidy.

Site Control:

The name (s) listed on the Application & the Contract dictate who actually controls the position on the waitlist and/or the site. If the application or contract is in two names and the applicants split up, then both must agree to the Registrar in writing who gets the site or neither will get it.

Special Rules:

From time to time (such as for the COVID 19 outbreak in 2020) the Rock Lake Board may implement a set of special rules to cover the situation. These rules will be clearly posted on our website and will always supercede any rules already in place at that time.

Sub-lets:

One year sub-lets will be considered by the Registrar on an individual request basis and are subject to a specific set of rules should the request be approved. Sub-lets are generally granted for health issues or for tenants that will be away for an extended period. Sub-lets are not to be used to allow anyone to jump the wait list.

Succession:

There is a 'Right of Succession' policy, whereby parents can pass control of their site to an adult child, or grandchild, avoiding the wait list. The new tenant would assume control of the site and be required to follow all Rules and Regulations as established from time to time for the Campground.

If this is done during a season, the fees will still be due from the current site holders. No refunds will be issued for fees already paid. Any financial considerations are to be between the parties.

Wait List:

The Registrar shall establish a Wait List for those wishing sites at Rock Lake Campground. Sites shall be assigned in order of positions on this list, although the Society, through the Registrar, reserves the right to alter the list should the need arise. This Wait List is published on our website. Wait list requests will only be considered when received on the appropriate form which can be downloaded from our website.

On, or before, September 1st of each year, the Registrar will contact (via email) all parties on the Wait List and ask them to indicate whether they are still interested in a site or not. They will have 48 hours to respond. Names on the list who do not respond will be eliminated. They will also have the option to refuse a site for the next season and retain their place on the Wait List for one more year with this option being allowed only once.

Those still wanting sites will be contacted on September 16th (via email) with a list of sites available for the next season. They will be asked for their order of preference and an indication as to which sites they will or will not take. Renters will have 48 hours to respond. The sites will then be allocated based on these responses and their respected position on the Wait List.

Rock Lake United Church Camp
Operated By The Rock Lake United Church Camp Society

Contacts:

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Brian or Marie Rawson	Caretakers	marierawson@hotmail.com