**Town & Country Campground**

**56001 Murdock Rd**

**Navin, MB R5T 0H3**

**204-256-2186**

**Conditions of Extended Stay**

- **Town & Country Campground is a daily rental RV Park and is not governed by the Manitoba Residential Tenancy Act.** This is not a landlord and tenancy agreement.

- **All registered guests must provide valid government issued photo ID upon check in.** Management reserves the right to approve or reject any guest based on the age and/or appearance of their vehicle. Older RVs must be in working order and well maintained.

- **[Monthly campers]** **Site fee is due on the 30th day of your stay.** A 15% penalty charge will be applied if you are late for 3 days. To receive the discounted daily rate all guests must agree to follow Conditions of the Extended Stay. Discounted rates are non-refundable and any unused portion cannot be carried forward to a future date. NSF cheques are costly both to management and yourself. There will be $40.00 service charge for all NSF charges.

* **Water & sewer are included in the seasonal fee.** For hydro, the meter will be read and invoice given on the 1st day of each month.

- **All RVs and personal vehicles must be capable of being moved with a 24 hr notice.** Town & Country Campground is a campground therefore all units must maintain their identity as a travel trailer and are required to be licensed and insured at all times. All passenger vehicles on site must also be licensed and insured to prevent removal from a third party towing service at the owners expense. You are allowed one vehicle per person per unit only. Maximum 2. Any 2nd vehicle other than your trailer and primary passenger vehicle must be parked in the campground parking lot, unless management has given explicit permission.

* **Your site must be kept clean and neat at all times**. Management reserves the right to inspect and clean up your site and you may be subjected to a minimum $40.00 charge. You are responsible for cutting and trimming grass around your electrical hook-ups and sewer hoses. Sewer connections must be air tight with proper fittings and clamps. All hook-ups and connections should be inspected on a regular basis to prevent water and fire damage. The exterior of your RV must be kept clean as well as the yards. A Clean Up Order will be issued to all tenants who do not comply and may be subject to a $40.00 fine. Damage due to overloading

electrical supply ie; electrical breakers and power receptacles are the responsibility of the tenants.

* Management is not responsible for lost, stolen or damaged articles, or loss due to fire, water, accident, weather or catastrophic events.
* **Permanent guests are not allowed**. Two tenants per unit unless agreed upon by management. Additional permanent campers are permitted at an additional cost (prices vary based on length of stay). Overnight visitors must register at the office and are subject to a $5/night fee. You are responsible for your visitors at all times while in the park.
* **The campground is on a septic treatment plant system so please do not put paper towels, Kleenex, tampons, rubber gloves, condoms or tobacco products down drains or toilet as this will cause major problems with our sewer.**
* **Firearms, lethal weapons, and fireworks are strictly prohibited on the park property.**
* **The speed limit in the park is 20 KMH only (5 KMH in playground area).** Please watch for children & pets.
* **Common courtesy is expected between all persons in the park.** Profane, abusive and/or threatening language or actions directed at Park personal or guests will not be tolerated. Management reserves the right to remove any guest from the park whose behavior adversely affects the use, enjoyment or safety of others. No refund will be given. Guests are financially responsible for any malicious damage.
* **Any man, women, child or pet that willfully hurts another man, women, child or pet is immediately evicted from the park. No refund will be given.**
* **The office is currently open from 9am – 5pm and should you have any emergency after office hours, contact Ken at 204-558-4883.**

I am in Site #\_\_\_\_\_\_\_\_ and I have read the above and I agree to the Conditions of Extended Stay.

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Guest Name Guest Signature

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Management Witness Management Signature