



Half Moon Lake Resort Additional Policies – Seasonal Campers

The Summer Season is for the period from May 1, 2021 - October 15, 2021.

Registration

All Seasonal Campers must complete this form in its entirety including your current email and phone number and your RV unit particulars, including licence plate number. It is your responsibility to report to the reception/store any changes in your personal information. Seasonal campers are to have valid insurance for their RV unit. Please provide the reception/store with proof of insurance annually to put in your file.

Name(s) of all those who will be occupants on the site are required to be listed on the Campground Occupants Information form.

Timelines

Season Start

May 1 is when the gates are open, you may bring in RVs or move RVs only if the roads can withstand this, so weather does play a part.

Site Fees Due – Spring

May 1 is the due date for the balance of site fees. Fees must be received by May 1, for your fall deposit to be applied to the site. If you are not returning or miss payment, the deposit is forfeited. For your convenience we offer the following payment options:

- Automatic payments that start October 15 and end April 15 (7 months)
- Leaving a post date cheque for May 1 for the balance owing
- Wait for your invoice which is emailed in March and return a cheque in the mail prior to May 1
- Please remember there are no staff present to answer the phone in the off season. Management will endeavor to reply to calls but cannot guarantee immediate replies.

All agreed payment arrangements must be in writing and adhered to. Failing to make payment or communicate your intentions will result in your swipe card being disabled until rectified.

Service On

May 1 is when we turn the power on. Water & sewer are operational once the ground has thawed sufficiently to allow us to safely do so. There is no guarantee.



Fall Deposit on Site

October 1 is when the deposit is due on your site for the next season – this is applied to your next season site fees only if the balance is paid by the due date of May 1. Otherwise, it is a non-refundable deposit.

Winter storage for our seasonal members will be free as long they have paid their deposit for the following season. If we have not received a deposit for the next season by October 1 the site will be considered open for us to rent for the next season.

Furthermore, if Reservation Deposits or arrangements have not been made and your unit is left on the site; your unit may be moved to our storage compound at your cost. You will also be charged the winter monthly storage fee of \$150.00/month.

You are responsible for the security of your RV unit over the winter. We maintain security for the Resort over the winter but cannot be held responsible for your RV parked/stored in your site. Eg. Heavy snow conditions could damage your RV unit. In addition, please check your site carefully both at the start and end of the season to be sure that there are no dead or damaged trees that may fall and cause bodily harm or damage to your property. If you note any dangerous trees on or adjacent to your site lease notify the Resort manager.

Services Off

Weather and staff leaving impact this date; however, we try for October before we blow the lines out, so water & sewer will not be available after this date. Power is off on October 15.

Season Close Dates and Tasks

October 1 – Make plans to winterize RV prior to October 15 as there is no access after this date.

October 15 – RV is unplugged from electrical outlet, water hoses and sewer connections to be disconnected from water tap and sewer hoses (flexible) disconnected & stored. Site is to be tidy; all personal effects must be stored. Pest control is also recommended.

Remember to secure your site when leaving for the season, we endeavor to keep things safe and secure. If management notice an act of vandalism has occurred, we will do our best to secure your site and notify you as soon as possible.



Gate Codes/Access Keys

Gate codes and access keys will be activated once your site fees are paid in full and your signed contract is in place. Do not share your code, anyone caught will have the code deactivated.

Site Info

Sites are rented As Is. If you are inspired to make any improvements or modifications, you must first obtain a permit application from registration/store to be approved by the management before you start.

Improvements

Anything permanent, like patio stones or fire pits remain on the site when you leave. If you move to another site, you may find this done already but if not, it is up to you to choose to make these improvements. Additions are not allowed, and no digging whatsoever without prior approval. You must stay within your site boundary by 3 feet as to not encroach on your neighbours.

Decks

A permit is required from the reception/store prior to building or placing of any decks on site. Wood decks are permitted but must be built at ground level in 8' x 10' sections for easy removal. Treated lumber & deck boards only, no carpet coverings, railing or roof. With regard to decks already in place, any changes need approval by management.

Fences

Chain link fences to a maximum of 3 feet and western style fences are allowed with permit approval only. Natural rock or planter boxes are allowed. With regard to fences already in place, any changes need approval by management.

Storage Sheds

You can apply by filling out a permit for a shed, no larger than 8 feet x 10 feet for your site but it must be moveable as it will need to be removed if you vacate your site. With regard to sheds already in place, any changes, or modifications need approval by management.

Firewood

Wood that is not from a local distributor cannot be brought into Half Moon Lake Resort property at any time, if you choose to bring in your own wood, please purchase wood from a local source and have the receipt available for us to copy upon request, it is important that we keep pests and environmental disease away from Half Moon Lake and



its wetlands.

Power Usage

Power has always been a big expense to the Resort. We ask that you conserve energy. If you are not in your unit, please turn off your air conditioner. It only takes a few minutes to cool your unit.

Fridge, Freezer

You are permitted to have an energy efficient fridge or freezer in your shed at an additional charge of \$100.

Gas Storage

No more than 5L of gas in CSA approved containers can be stored on your site.

Grass Cutting

You are responsible to cut the grass & trim around your trailer.

Older RV

We will be working hard to upgrade the Resort to continue the progress made to date. Therefore, any RV that comes into the Resort may not be older than 25 years. With regard to older units already here you will need to discuss options with management. We wish to be fair and reasonable as this is a large investment but please realize that at some point in time it may be necessary to ask you to replace the RV or vacate the site.

Site Cleanliness

You are responsible for the upkeep of your site. If your site is deemed unclean, you will be given a 24-hour written notice to clean it up. If your site requires our staff to clean it, you will be charged an hourly rate of \$50.00 per hour with one hour minimum

No Dumping! Do not put your old unwanted stuff in or near the garbage bins. This includes propane tanks, barbeques, fridges, batteries, etc. There is a landfill located at the Strathcona Eco Station (5150 99 St NW, Edmonton, AB T6E 3N7) or Leduc Regional Land Fill.

Vehicles and Parking

Maximum of 2 vehicles per site, if the site allows. No parking on grass, in vacant sites on roadways. There is additional parking available for your visitors/guests near the designated overflow area. It is your responsibility to see that your visitor/guests use this



designated overflow area.

Golf carts are required to be registered and display a golf cart tag. Golf cart tags are available for purchase for \$100.00 at reception. Golf carts without a valid golf cart tag cannot be stored on your site.

Driving recklessly, carelessly or while consuming alcohol, thereby endangering you or others, will not be tolerated and will result in the privilege being revoked. Golf carts caught breaking the Resort speed limit may be issued a \$50 fine or have the privilege revoked.

No non-working vehicles may be left on your site at any time and will need to be removed from the Resort.

Tarps

Tarps may only be used for protection during inclement weather. They **MUST** be taken down immediately following and put out of sight. No tarps on RV's or over top firewood.

Tents

Maximum of 1 tent is allowed on all sites. Tents can be up for a maximum of 3 consecutive nights in the same spot to prevent grass from being ruined. Tents are considered a privilege which may be revoked if abused. Tents may not be put up for storage. No tents are allowed for visitor camping.

RV Holding Tanks

You should be using an RV enzyme product in your grey and black water tanks. Live enzymes digest & liquefy organic waste, grease and food by-products, leaving your tanks clean. Unlike bleach or formaldehyde, enzyme products will not dry out the seals causing a problem later on. Live enzymes need time to work so always keep the black water tank at least half full. The store carries an RV enzyme product for your convenience.

Connection to Sewer Drain

Half Moon Lake Resort requires a foam rubber seal OR a sealed connector to be installed on your sewer drain. The holding tank must be closed at all times to eliminate gas odors escaping into the Resort.

Washing RV

A spring wash (May or June) and a fall wash (after Sept long weekend) are allowed.



Wasteful or excessive use will not be tolerated.

Sharing of RV's

More than a single family sharing an RV is not permitted and if a seasonal is found to be sharing an RV they will be asked to leave the Resort immediately. Share an RV is not fair to other campers or to the Resort.

RV usage (Parents and Adult Children)

The Resort does allow a seasonal camper to give permission to a parent or adult children to use their RV this is a privilege and needs approval in writing from the manager.

Sub-lease

You may not sublease your site to anyone.

Complaints and Concerns

The staff does their best to help however, if you feel your concerns are not being met please set up an appointment at the reception/store to meet with management or fill out a seasonal concern sheet available at the store and registration/store.

Incident Report

These are located at reception/store. Please complete the report and enclose in a sealed envelope address to Half Moon Lake Resort Management.

Visitors

Seasonal campers are granted up to 6 visitor/guest at no charge, the Visitor/Guest Information form should be completed to facilitate a quick entry at the gate. Each visitor/guest must have an appropriate Pass or Permit on the dash of their vehicle when in the Resort. There is designated parking for all visitors/guests beside the compound. If this rule is bothersome to you, then please make arrangements at the store/reception for your guests prior to their arrival and we will provide a smooth transition through the entrance gate and onward to your site. All unauthorized visitors will be asked to leave the Resort.

Family and friends not on your visitor list are charged for day use as well as overnight camping fees to use the Resort.

24-Hour Vandalism Rule

Anyone committing an act of vandalism and anyone with them will be given 24 hours to vacate their seasonal site. There will be no second chance, no exceptions no refund.



Vandalism to property is disrespectful not to mention permitting a culture of recklessness. Half Moon Lake Resort has taken a zero-tolerance stance on this so, please make sure all your family and visitors are aware of this rule.

If management notice, or are informed, of any damage or vandalism they will endeavor to notify the Seasonal at the earliest possible time. It is important to ensure your contact information is up to date.

All Seasonal rentals must agree to abide by our disclaimer of liability and sign our Half Moon Lake Resort Policies provided in a separate form. These rules must be read, and you must sign acknowledgment of them if you have not already done so. Failure to abide by the Half Moon Lake Resort Policies or Seasonal Camper Additional Policies will leave you subject to a 24 hour "Notice to Vacate", requesting you to remove your unit and all personal items and leaving your site as you found it. Seasonal rentals will be responsible for all enforcement costs and or site cleanup costs which will be levied at Half Moon Lake Resorts' discretion. No refunds will be issued under any circumstance.