

# OAKRIDGE FAMILY CAMPGROUND: 2026 SEASONAL RULES AND REGULATIONS

## USE & LOT OCCUPANCY

- Season starts **May 1, 2026** and ends **October 15, 2026**. Overnight stays are not permitted outside of the season.
- Seasonal Lot Agreements and seasonal camping fees are due in full by **May 1, 2026**. 2% interest per month will be charged on late payments. Accounts not in good standing will have gate cards deactivated until full payment is made and completed paperwork is received.
- Seasonal fees are non-refundable when leaving the park during the camping season.
- A fall seasonal deposit of **\$500** is due by **October 15, 2026**; this is to hold your lot for the following season. It is non-refundable, non-transferrable, and will be applied to the following season's lot fee if you stay for the full season. If the deposit is not paid by the due date, your lot will be listed as available for the following season. If you decide after your fall deposit is paid that you will not be returning for the following season, your site must be cleared/vacated by April 15<sup>th</sup>.
- A **\$150 Site Deposit** is due for any new seasonals entering the park. This will be held on your account, until you decide to leave the park. It will then be returned to you, less the hydro usage still owing and any other site charges/clean-up charges.
- NSF cheques will be charged \$30.00.
- One family per lot. This consists of two adults and their unmarried, dependent children under 18 years of age.
- It is your responsibility to notify us of any home address, phone, or e-mail changes.

## ENTRANCE GATE/GATE CARDS

- Gate cards may be used for park access- gate cards are for YOUR use only.
- Gate cards are available for a deposit of \$20/card, which is fully refundable when returned in working condition.
- If found in possession of someone other than the registered camper, gate cards will be taken away and your deposit will be lost.
- Limit of two gate cards per lot, unless otherwise registered at the office.
- If you or your guests return to the park outside of office hours and do not have a gate card, please park your vehicle in the parking lot outside the gate.

## SPEED LIMIT

- Obey the speed limit of 10 km/hr, for the safety of our children.
- SPEEDING WILL NOT BE TOLERATED. Offenders will lose their driving privileges within the park.

## VEHICLES/PARKING

- Maximum two cars per lot; all other vehicles must be parked in the parking lot, or designated parking areas.
- If your vehicles do not fit on your lot, **please do not park on the road/vacant lots**. Please ask about an appropriate spot to park.
- Boats, sea-dos, hard-tops, utility trailers, etc. are not allowed on your lot, and must be parked in an area to be specified by management. Storage fees may apply.
- **All vehicles in the campground, including the parking lot, must be registered in the office.**

## VISITORS

- All campers are responsible/liable for their visitors for the duration of their stay at Oakridge Family Campground.
- All visitors (daytime and overnight) must register at the office (fees will apply for overnight visitors- \$10/adult or \$8/child per night). Seasonal campers have the option to pay a one-time \$150 fee to cover all their overnight visitors for the season.
- A seasonal camper (listed on the seasonal contract) must be present at the campground when visitors are present.
- Subletting or short-term rental of seasonal trailers (i.e. Airbnb) is not permitted.
- Any tents set up on a seasonal site will be subject to overnight visitor charges. Maximum one tent at a time, and tent must be taken down when not in use. Tent trailers/travel trailers are not permitted to be set up on a seasonal site.

## QUIET HOURS

- Quiet hours are from 11:00 PM to 9:00 AM daily.
- Conversation should be always kept at a reasonable level "for your site only".
- No radios, T.V., or any musical instruments played outside your trailer after 11:00 PM, or any other noise which will disturb campers, including lawnmowers and power tools.
- Loud vehicles such as motorcycles, diesel trucks, etc. are to be parked during quiet time hours.
- If your noise disturbs either your neighbours, park owners, or any other campsites at any time, it is too loud.

## ALCOHOL/CANNABIS

- Alcohol and cannabis must be consumed on your campsite only. **NO WALKING AROUND THE PARK WITH OPEN ALCOHOL/CANNABIS**
- Please ensure cannabis smoke does not waft to neighbouring campsites, or you will be asked to discontinue use.
- Alcohol must be covered and in an unbreakable container; no glass bottles- cans only.
- Absolutely no alcohol/cannabis on golf carts, in the pool enclosure, or any other common areas.
- Excessive drinking and/or unruly behaviour will not be tolerated and will result in immediate eviction without refund.

## INSURANCE

- Seasonal campers must carry their own insurance.
- Proof of liability insurance must be provided prior to each season on your Seasonal Lot Agreement.

## **GOLF CARTS / E-BIKES**

- Golf carts within the park must be electric and must have a valid Oakridge Family Campground golf cart sticker.
- To obtain your sticker at the office, the \$75 licensing fee must first be paid and proof of liability insurance must be given.
- You must be 16 years of age or older with a valid driver's license to drive a golf cart within the park.
- **Absolutely no alcohol/cannabis on golf carts!** Golf carts will not be permitted to drive at night without lights or be off the lot between 12 AM and 6 AM.
- Golf carts must obey the speed limit of 10km/hr.
- E-bikes are motorized vehicles and as such, the speed limit of 10km/hr applies. E-bikes are only to be driven by those possessing a valid driver's license.

## **GARBAGE & RECYCLING**

- Garbage dumpsters and recycling are located by the workshop/dumping station and are monitored using video surveillance.
- Garbage dumpsters are for household garbage only. Any large items such as patio furniture, mattresses, etc. are not to be put in the dumpsters, or left beside the dumpsters. Disposing of prohibited items will result in a fee being charged to your account.
- Garbage dumpsters are for garbage generated while in the park only. No dumping from outside the park is permitted.
- Recycling bins are only to be used for items listed on the front of the bins.
- There is a compost pile for organic waste at the back of the park, past Site 190.

## **FACILITIES/SITE MAINTENANCE**

- Sites must be maintained by the camper and kept free and clear of litter and debris (including the area behind your trailer).
- Permanent clotheslines are not permitted; however, umbrella or retractable lines are acceptable if up only when in use. Bathing suits and towels only please.
- All trailers must be equipped with a fire extinguisher, smoke detector(s), and carbon monoxide detector(s), as required by law.
- Defacing or vandalizing park property is prohibited.
- Defacing, chopping, or cutting of trees or bushes is prohibited. Nailing or screwing devices into trees is prohibited.
- Lawn cutting, fallen leaves, branches, and site clean-up are the responsibility of the seasonal camper.
- Lawn watering is not permitted.
- Please rake all leaves from your site into a pile at the road, where they will be vacuumed by staff in the spring and fall. If you would like to bag your leaves, they must be bagged in paper bags only (no plastic) and deposited on the compost pile past Site 190. We will not pick up bagged leaves at your site. Please do not burn leaves in your firepit.
- Any alteration to landscaping requires management approval. No digging unless prior authorization has been obtained.
- All seasonal campers must have their trailers hard piped (PVC or ABS) into the main sewer line. Flexible hoses are not permitted.

## **ELECTRIC & PROPANE SERVICES**

- Hydro meters will tabulate hydro consumption and will be read twice per season (in early July and mid-September).
- Hydro bills will be sent to the email on file. 2% late fees will apply to all overdue bills.
- Tampering with hydro meters and/or hydro breakers will result in immediate eviction from the park and/or prosecution.
- Maximum size for propane tanks is 30lbs.

## **CONSTRUCTION**

- Any construction including decks, sheds, patios, awnings, Florida rooms, and major landscaping must be approved by Park Management **prior** to the onset of any work.
- Only wooden and vinyl sheds are permitted and must be no larger than 8' x 8', and no higher than 8'. Maximum one shed per lot.
- Decks can be no wider than 10' and no longer than the length of your trailer.
- The maximum size for free-standing structures (i.e. pre-manufactured gazebos) is 10' x 10' and only one permitted per site.
- Florida rooms and hard awnings must be pre-engineered, professionally built, manufactured, and installed, with prior park approval from approved vendors.
- Fridges must be located inside your shed or trailer- no fridges are to be outdoors.

## **TRAILER SALES**

- No sales shall be advertised or conducted on any lot without permission from the campground owners, including those involving structures such as sheds, hard awnings, etc.
- Management strictly reserves the right to act as the exclusive sales agent within the campground.
- An administration and marketing fee of 5% (minimum \$1000) of all trailer sales is payable to the park, regardless of who makes the sale. An additional \$250 is required upon listing, which is non-refundable and good for six months.
- Ownership of trailer must reflect the seller's name prior to listing trailer for sale in the park.
- Trailers over 15 years of age and peak roof park models over 25 years of age cannot be resold in the park. However, it is acceptable for campers to continue to use the trailer past the age requirement if kept in suitable condition. All sales/listings in the park are subject to management discretion.
- New trailers entering the park must be 10 years of age or less.
- New trailer purchases, trailer positioning, and any other site structures must be discussed with Management prior to purchase to ensure they are appropriate for the site and comply with current park rules. New park model trailers entering the park must be purchased from Dunes Trailer Sales.

## **CAMPFIRES**

- Campfires are allowed in existing fire pits only and must be contained to the size of the fire pit. Please do not move firepits.
- All campfires must be attended at all times and must be completely extinguished before you leave or retire for the evening.
- Ensure ash residues are cold when disposed of and that all ashes are placed on the ash pile past Site 190.

## **PETS**

- Pets are welcome provided they are always kept on a leash, quiet, and never left unattended.
- Pick up after your pets immediately, put waste into a securely tied plastic bag, and deposit into appropriate garbage container.
- No pets allowed in the playground, pool enclosure, washroom buildings, or Clubhouse.
- At the discretion of the campground owner, any pet can be denied or banned from the park.

## **CHILDREN**

- Children are required to be under adult supervision at all times and are the responsibility of their parents/guardians.
- All children and teenagers must be on their own lot or accompanied by an adult after dark.
- Playground equipment is not to be used after dark.
- Bicycle riding is permitted on park roadways only and is not permitted after dusk.
- Helmets are to be worn by all bicycle riders under 16 years of age.
- Parents are responsible for the safety of their own children regarding the use of safety equipment.

## **POOLS**

- Pools are to be used at your own risk between 9:00 AM and 9:00 PM/dusk (daily).
- No lifeguards on duty at the pool- Oakridge Family Campground accepts no liability for accidents or injuries that occur in the pool enclosure.
- Smoking, food, alcohol, or other open beverage containers are not permitted in the pool enclosure.
- Please obey the pool rules at all times. Your pool privileges may be revoked if posted pool rules are not followed.
- All children under the age of 12 must be accompanied by a person 16 years of age or older.
- The pool may be closed due to inclement weather, or low usages, subject to our discretion. We reserve the right to refuse admittance to the pool for health and/or safety reasons.

## **PROHIBITED ITEMS**

- Motorcycle owners who are registered campers may drive their motorcycle to their designated campsite only.
- Motorized pleasure vehicles such as ATVs, dirt bikes, etc. are prohibited inside the park.
- Fireworks/firecrackers, drones, firearms, pellet or air guns, sling shots, or shooting of any kind are prohibited.

## **ETIQUETTE**

- Practice good camping manners by respecting the property and privacy of other individuals.
- When walking through the park, please do not take shortcuts through other campsites.
- As a family-friendly campground, the use of profanity is not permitted.
- Aggressive action (verbal or physical) towards another person will not be tolerated and will result in immediate eviction.
- Any violation of any federal, provincial, or municipal laws by a camper, and/or his/her guests will result in eviction.
- Impeding the enjoyment of anyone around you/in the park, may lead to eviction.

## **EMERGENCIES**

- In the event of an emergency, call 911 (emergency phones located in the store and at the pool), then notify park staff immediately (Office Phone: 519-243-2500), so emergency vehicles can be directed as quickly as possible to the correct location.
- To assist emergency vehicles, please keep your lot number visible on your site.
- In the event of severe weather, emergency meeting areas are in any of the washroom buildings or in the Clubhouse.
- A first aid kit is available at the office and at the pool house. AEDs are available under the pavilion and at the transient washrooms.

The campground reserves the right to ask any camper to leave the campground for non-compliance with the above rules, or any other reasonable request made to discontinue unruly behaviour or offensive noise in any way. Rules are subject to change without notice.

We strive to provide a pleasant, clean, and safe environment that all campers can share, enjoy, and take pride in. We appreciate your co-operation to make camping a positive experience for everyone. Please feel free to inform us of any condition requiring our attention. Thank you for your co-operation, and we hope you enjoy your stay!

Adrian & Nicole Verberk and Steve & Anita Jordan