Cedars RV Resort Owners Handbook

Phases 1,2,3
NOTICE TO READER

This document can and will evolve over time. Every effort has been made to provide simple clarity to common topics requiring definition.

Should there be lack of definition for a specific issue(s) or we find conflicting guidelines within this document, it is our collective responsibility to identify, address and resolve all issues that arise.

Should a member choose to go against the collective agreement on issues that affect all Cedars RV Resort owners, the member will be required to correct the infraction, at their own cost and to the satisfaction of the Cedars RV Resort Management.
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1.1 Facilities and Services

2. Additional parking and storage: Parking of one (1) additional recreational vehicle, i.e. boat, utility trailer, quad, motor bike, golf cart is permitted, provided space permits and unit does not encroach on the primary roadway, this excludes RV’s intended for sleeping accommodations. All additional vehicles and equipment must be placed in a separate suitable parking area as designated by the Cedars Management.

3. Bathrooms and laundry facilities: There are 2 convenient and centrally located bathrooms and one laundry facility at Cedars RV Resort. All owners and their guests are responsible for helping maintain these facilities by respectfully cleaning up after themselves when done using them.

4. Electrical power: All Cedars Resort sites have been provided power. Should you experience issues with this service or the power pedestal on your site, please do not attempt to make repairs to it, please see the Cedars Management for their assistance.

5. Fire lanes: It is illegal to have any vehicle parked or partially restricting any roadway inside the resort. Guests must park at the office or be on the gravel pads (NOT ON THE GRASS) at your site.

6. Maintenance: In order to provide maximum convenience and enjoyment to all members, our maintenance staff ensures that the Resort facilities and equipment are maintained satisfactorily. Regular inspection and maintenance is a noticeable way that Cedars Resort delivers its commitment of quality. Please help us all by reporting any problems to the Cedars RV Resort Management.

7. Sewage disposal: Sewer lines are trenched to each site. If you are not able to drain your sewage down the pipe, DO NOT remove your drainage pile from the Sewer pipe. Please contact maintenance staff immediately and they will contain any leakage and clear the clog in the line.

8. Water service: If there are issues of leaking services connections (water tap on the post at each site) please do not attempt to make repairs to it, please advise the Cedars RV Resort Management staff for their assistance.

9. Water treatment: The water at Cedars is from a well on site and is not currently treated.

1. Rules and Regulations

The Cedars Management has adopted the following Rules pertaining to the use of Cedars facilities, common areas within the resort and individual sites. The prime directive in adopting these rules, is to enable all Members and their guests to obtain the maximum benefit from the facilities, while ensuring that the health, safety and well being of all concerned are maintained. These rules are subject to change from time to time at the discretion of the Management. The Resort Manager is empowered by the Owners to apply these rules and regulations.

2. Alcohol:
Under no circumstances are minors (in B.C. 19 years of age) to consume alcohol on Cedars RV
Resort property.
3. **Children – supervision:**
   2.3.(a) Parents or guardians will be held responsible for the conduct of the children in their care. Minors must be accompanied by a responsible adult when using the recreational facilities;
   2.3. (b) Children of all ages riding any bike, skateboard, scooter, etc… must wear a helmet and the appropriate safety apparel while on Cedars RV Resort grounds.

2.4 **Conflict resolution:**
   It is the responsibility of all owners and their guests to help maintain community relations in a peaceful, respectful and courteous manner. In the event of a dispute or disagreement that cannot be resolved amongst individual owners, it will be the involved party’s responsibility to bring it to the attention of the Management for third party resolution. This involvement may only include the owners involved and the Site Manager, but is not limited to and may also include the assistance of local authorities.

5. **Construction:**
   All construction of decks, sheds, gazebo’s, privacy screens etc... must be approved by the Site Manager

6. **Damage:**
   2.6.(a) The resort assumes no responsibility for the loss of or damage to any property of members or their guest(s);  
   2.6.(b) Any member or their guest(s), who willingly or negligently defaces, injures, destroys or removes Cedars RV Resort property or equipment, shall be held liable for the full replacement cost. Legal action may also be taken at the discretion of the resort.

7. **Decks and covered decks:**
   All decks must be approved for size and material use by the Cedars Management before construction.
   2.7.(a) All decks are to be built from either pressure treated lumber or Cedar (white or red).  
   2.7.(b) Decks with a roof structure can be covered with corrugated metal, cedar shingle or asphalt shingle. The area of a deck that can be covered is a maximum of 50% of the entire deck.  
   2.7.(c) Decks are not limited in size, but must be at least a 1/2 meter from any property line of an adjoining site.

8. **Facility maintenance fees:** Fees are payable on the first day of May of the year to which they apply. Cheques are to be made payable to: Cedars RV Resort.

9. **Fences:**
   The installation of a continuous fence between lots is prohibited.

10. **Firearms:**
   Firearms and / or other restricted weapons must be unloaded, encased and secured at all times when in the Cedars RV Resort.
11. **Fires**
2.12.(a) Fires are allowed only in designated fire pits or approved alternative.
2.12.(b) Cedars RV Resort may prohibit campfires at any time where fires may represent a hazard to the resort or as a result of the local authorities imposing a fire ban.
2.12.(c) Fires must never be left unattended. Fires must be soaked with water and extinguished suitably.

12. **Fireworks:**
The discharge of fireworks within the grounds of Cedars RV Resort is not permitted, due to fire hazard and causing distress to other member’s pets.

13. **Lighting:**
Lighting of a lot is permitted using solar or battery operated equipment. Lighting installed in poor taste or to excess is not acceptable. At the discretion of the Cedars RV Resort Management lighting may be asked to be removed at the owner’s expense.

2.14 **Littering and garbage:** “If you see it pick it up”
This is our resort it is everyone’s responsibility to keep it clean. Garbage containers are are located by each washroom and near the exit of the resort. As a safety consideration, from wildlife, garbage containers are kept latched to keep wildlife out, please keep them latched at all times.

15. **Off Highway Vehicles:**
With the exception of Resort related business, all off highway vehicles are only permitted to drive on the roads of the resort, and only to and from their sites to the trails or public roadways. The speed limit is 10 km/hr in the Resort. The roads within the resort are considered a public roadway and rules of the road shall apply.

16. **Noise:**
2.17. (a) No unreasonable noise is permitted at any time from RV equipment, stereos, televisions, etc... If it can be clearly heard at your neighbours RV It’s too loud, turn it down.
2.17. (b) Quiet time shall be from 11pm to 8am.

17. **Painting/staining:**
Structures on all sites can be painted or stained using natural earth tones only.

18. **Parking:**
2.19.(a) Parking is allowed only on camping site gravel pads or in designated parking areas.
2.19.(b) Motorized vehicles are **not** to be driven or parked on any grass. There is no parking allowed on roadways.

19. **Pets:**
2.21. (a) All pet(s) belonging to member(s) or their guest(s) are not to be off leash at any time.
2.21. (b) All member(s) their immediate family and guests are responsible for the cleanup of their pet’s droppings.
2.21. (c) Management reserves the right to request members to remove unruly, barking or offensive animals from the resort. Pets are not permitted in public areas such as playgrounds or in any buildings. The exceptions are service animals trained for the use of aiding persons with disabilities.

20. Privacy screening:
Privacy screening is acceptable between lots provided it is built of the same wood materials as decks and sheds described in this handbook.

21. Private business and soliciting:
2.23. (a) Operation of a private business, soliciting or the advertisement of such within Cedars RV Resort is not permitted.
2.23. (b) Soliciting, ticket selling or fund raising is not allowed without Management approval.

22. Recreational vehicles:
The owners association requires owners to have a 10 year or newer RV. Any RV older than 10 years, must be approved by management.

23. Sheds:
Storage sheds are permitted on each site, to a maximum of two units. This excludes free standing wood boxes used for storage of firewood with maximum dimensions of 5 feet high by 4 feet wide by 4 feet deep.
2.25. (a) Each shed must be constructed to a size no greater than 100 square feet, with a maximum interior ceiling height of eight (8) feet.
25. (b) For fire, safety and security no shed is to be used as a sleeping accommodation.

24. Site Maintenance:
26. (a) Members or their guest(s) shall not attach any load bearing apparatus or equipment, accessory building or structure to any tree or other living plants within the resort.
2.26.(b) Removal or pruning of any tree(s) on any site can only be done with the prior approval of Management.

25. Site rental:
Please advise the Management when your site is to be rented and to whom for your own security.
26. **Tents:**
Tents or mats placed on the grass must be moved often enough to prevent killing of grass. One (1) tent with the capacity for four (4) persons is permitted at the rear of the lot.

27. **Usage:**
Members shall not establish their primary or permanent residency at Cedars RV Resort.

28. **Vegetation:**
The gathering or cutting of live trees or other vegetation including flowers within the Resort is prohibited; the exception is for the Cedars RV Resort Management.

29. **Wildlife:**
Cedars RV Resort is positioned against crown lands. We have and continue to have encounters with the indigenous wildlife, please keep all food sources stored where they can't attract these animals. Please remember you are living in their space.

30. **Winter camping:** During the winter months, there is only power to the sites in **Phase 1**. The water and sewer systems are closed due to freezing. The washroom buildings will remain open. The 50 amp power, deep services (water and sewers) are open year round in **Phase 2**.