



PARK HOMES
CSA APPROVED
(Z241)
and
PERMANENT
ALUMINUM
AWNINGS

2009
Requirements & Rules



WELCOME TO A NEW OPPORTUNITY AT HOLIDAY PARK RESORT *for 2009*

The evolution of this resort and a segment of its member base is moving towards a more permanent life style, with more permanent needs. This makes it an ideal time to develop and enhance this life style shift by providing a product that can better meet the wishes of our existing and future Leaseholders.

Holiday Park Resort is very excited about the opportunity it is creating for the introduction of a new CSA approved Park Home Z241 unit and permanent awning with an "Okanagan room", into the resort.

Management has spent a considerable amount of time in developing a relationship with several local RV manufacturers to ensure that the product purchased for the resort has a high standard so that the look and quality of the Park Home unit is maintained throughout the resort.

In addition we have successfully negotiated a discount off the already low direct from the manufactures price list. This discount will only be offered for Holiday Park Resort Leaseholders. Management has also standardized the look and quality of the aluminum awning and "Okanagan Room" (otherwise known as an "Arizona Room"). The company that sells this product has also agreed to provide an additional discount only for Holiday Park Resort Leaseholders.

As you will see from the requirements and guidelines Holiday Park Resort wants to ensure that a high standard of quality and consistency of the overall resort esthetics are maintained and are enhanced for the future throughout the resort. This in turn will assist in further developing our theme and focus at Holiday Park Resort of providing the "*Sweet Life*" through Travel, Vacations and a Resort lifestyle for all our Leaseholders, members and guests to enjoy.

Please take the time to read through the information you have been given. Should you wish to explore this opportunity further or if you have any questions regarding it, simply call the Sales Department at 766-4255 Ext. 4434 to arrange an appointment.

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Park Home (Z241) RV Manufactures information Enclosed

Aluminum Awnings Manufactures Information Enclosed

PURCHASE & INSTALLMENT REQUIREMENTS FOR THE 2009 YEAR

PARK HOMES Z241 UNITS

Holiday Park Resort Ltd.

1. The RV site must be a Park Model designated site.
2. The Leaseholder must be in the current form of registered sublease.
3. Holiday Park Resort Ltd. will conduct a site inspection to ensure that current rules and regulations are in effect; there will be no perpetuation of past infractions allowed. Any variance or change from the rules will need PRIOR written approval by Holiday Park Management. Please contact the sales office to arrange an appointment for this inspection.
4. Holiday Park Resort Ltd. will have a registered Canadian Lands Surveyor prepare a site plan of your RV site. The plan will detail the placement of the unit, the maximum size allowed, and the position on the site with all the required set backs outlined. If there is any discrepancy or dispute with the site plan and or the RV site boundaries this must be resolved prior to approval given by Holiday Park Resort Ltd. The form required is included in this package.
5. PERMIT, REZONING & SITE PLANS fee of \$4,000.00 + GST will need to be paid to Holiday Park Resort Ltd. The permit for purchase and installation is for 24 months only. If an extension is required it will be subject to the current rules and conditions. Breakdown of fees: Site Plan \$650.00 + GST / Rezoing & Permit \$3,350.00 + GST

Once the above requirements are met and fulfilled, Holiday Park Resort Ltd. will issue a permit to the Leaseholder enabling them to order a CSA approved Park Home Z241 unit and place it on their designated RV site.

PARK HOMES Z241 UNITS

CSA APPROVED

RULES for the 2009 year

Holiday Park Resort Ltd.

1. Leaseholder may only purchase a CSA approved (Z241) unit from a HPR Ltd. designated manufacturer or once the unit is in the Resort as an approved on site unit at HPR Ltd. No third party purchases of Z241 units from outside will be allowed.
2. Minimum Criteria for Park Home (Z241) Unit:
 - ✓ Unit Size Z241 –Includes window extensions (Max. 538 Sq. Ft.) no shorter than 30' (Ft.). Entire length is measured eaves to eaves.
 - ✓ Width 14' (Ft.) maximum and 12'6" minimum, eave to eave (Includes window extensions) from most outer point
 - ✓ Height 13' (Ft.) – 6' (In.) from ground level to highest point on roof
 - ✓ Floor must be level and no lower than 18" (inches) from the ground
 - ✓ Roof - Asphalt shingles
 - ✓ Slope of roof- can range from 2/12 to 6/12 pitch
 - ✓ Siding - Vinyl
 - ✓ Trim - Wood, Metal, Vinyl
 - ✓ Colors - All earth tones and complimentary accent colors only
 - ✓ 50 amp max with plug (Not to be direct wired to main outside electrical panel)

Window and Door Minimums:

- ✓ 1 Sliding patio door or French door or garden door
- ✓ 1 Regular house type door with window in it.
- ✓ 1 Extended bay window at one end
- ✓ Additional windows – equaling 50 sq feet

Variation to the above minimums may result with units less than 38' and it will need prior approval in writing from Holiday Park Resort Ltd.

NOTE: Should the extended Bay Window not face the road; an additional window will be required. It can be:

- ✓ Extended Bay
- ✓ Non-Extended Bay
- ✓ Real or Fake with Real Glass
- ✓ Palladian 5' x 5' with Additional Arch.

3. Positioning of Unit on Site with required set backs:
 - ✓ Minimum 3 (feet) from any other property line to the outermost point of the unit.
 - ✓ Minimum 6' (feet) from the roadway to the outer most point of the unit
 - ✓ There must be a designated area with a minimum of 22' (feet) long by 8' (feet) wide to park a vehicle on the site.
 - ✓ Height of the unit cannot exceed 13'-6" high from the lot surface to the top of the unit at any point.
 - ✓ The unit must run parallel to the original concrete pad and services for the site.
 - ✓ The unit may be installed on the RV site without the wheels and or axles.
 - ✓ All sites on the waterfront will have to have set backs from the water determined by Management so as not to block the views of the neighboring properties. Position of unit must be signed off by Holiday Park Resort Ltd. prior to placement.
 - ✓ Access to the services – water, sewer, hydrometer reading, must be made easily accessible for Resort Maintenance.
4. It is the Leaseholders responsibility to ensure the manufacturer submits a plan for approval prior to installation.
5. The unit must be blocked and skirted with vinyl or aluminum siding similar to the current rules for all permanent RV units.
6. No heat pumps allowed. Air conditioners may be a pad mount. All wiring must run through the internal wiring and fuse box of the unit and cannot be wired direct to the power box or main service of the site.
7. The Leaseholder acknowledges that Holiday Park Resort Ltd. is not responsible in any way to provide any additional services to the RV site than what currently exists.
8. Any additional taxes or assessments specific to the site and unit that may be imposed by the resort, municipal, city or government authorities will be the responsibility of the Leaseholder.
9. Awnings – as per current Rules and Regulations. For a permanent aluminum awning design with enclosure (i.e. "Okanagan Room"), the Leaseholder must specifically purchase it from the designated awning manufacturer. No third party purchases will be allowed. Additional rules are enclosed. This only applies to Park Home (Z241) Units. Any variance or change from the rules will need PRIOR written approval by Holiday Park Resort management.
10. Post Site Inspection upon completion must be made and all conditions of placement and development must be met with final approval less than 24 months upon issue of the PERMIT. All the HPR current rules and Regulations in addition to the specific rules and regulations pertaining to the Z241 units and Aluminum awnings will be enforced.

PERMENANT ALUMINUM AWNING WITH OKANAGAN ROOM

REQUIREMENTS & RULES for the 2009 year

Holiday Park Resort Ltd.

Aluminum top and enclosure Okanagan room design - Specific to Z241 units only.

1. Okanagan rooms can only be purchased from Holiday Park Resort Ltd. authorized suppliers.
2. Awning and all types of enclosures must be completely installed by the manufacturer, or other Holiday Park Resort Ltd. authorized suppliers from start to finish. Aluminum awning can only be on one side of the trailer.
3. The length of the awning can be no longer than the trailer and cannot over hang the unit of the front or back in any way. The width no greater than 10' feet, with no more than a 1' foot overhang. Combined 11' feet. The height cannot be greater than the height of the trailer.
4. Setback from any property line is 3' ft. and setback from roadway is 6' ft. Eves being the outer most point.
5. No carport, covered parking or additional enclosed storage building will be allowed.
6. The awning may be completely open or if it is to be enclosed, no less than 50% of the entire length can be enclosed and 60% of it must be made of glass windows.
7. The awning & deck enclosure can not have additional external or internal walls to create rooms, closets, hallways or partitions. Any construction or modification of the interior must be approved by management prior to the work being done.
8. All designs and enclosures need approval by Holiday Park Resort Management. It is the Leaseholders responsibility to ensure the manufacturer submits a plan for approval prior to installation.

RV SITE PLAN

PARK HOME Z241 UNITS

Holiday Park Resort Ltd.

This is my authorization to have Holiday Park Resort Ltd. instruct Russell Shortt, Canadian Lands Surveyor, to proceed with the site plan on:

Site#: _____, Plan # _____ on _____
(Legal Description from explanatory plan) (Road name)

Leaseholder: _____ Phone #: (__) _____
Name(s) _____

The RV site plan will show:

1. Boundaries on the RV site
2. Concrete pad location
3. The location of utilities
4. Setbacks from property lines
5. The location for the Park Home Z241 and the parking stall are shown on the sample plan, with measurements.

I have attached a rough sketch of my RV site outlining my preferred requirements.

1. The location of the Park Home Z241 on the site.
2. The minimum and maximum length and width of the unit for that site.
3. The parking area of 22' X 8' and its location on the site.
4. Once Holiday Park Resort has received the \$4000 + GST rezoning and site plan fee and a final approval letter has been given there will be no refund.

NOTE: Please provide this form filled out with the attached sketch to Holiday Park Resort for submission to Russell Short, C.L.S.

(Leaseholder)

(Leaseholder)

(H.P.R. Ltd. Authorized signature)

(Date)