



HOLIDAY PARK RESORT

2010

RULES & REGULATIONS

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2010 RULES AND REGULATIONS - CHANGES & ADDITIONS

GENERAL RULES

- *4. **Alcohol Consumption:** Consumption of alcoholic beverages is allowed at the following facilities, the lap-pool, Woodlands Center, and at management authorized Resort functions. No glass containers are permitted in the pool areas. You must be 19 years of age to consume alcoholic beverages in the Province of British Columbia.
- *5. **ATV's & Snowsleds:** ATV vehicles or snowsleds are not allowed to be driven within Holiday Park Resort. Anyone driving an ATV or motorized snowsled in the resort may receive a fine on their property.
- *11. **Curfew:** Young people under the age of 17 must return to their sites by **9:30 PM** unless accompanied by an adult or attending a function sponsored or sanctioned by the Resort.
- *19. **Golf Course Liability:** All condo and site owners living by the golf course must be aware of the danger of errant golf balls. The responsibility of any problems is the individual/golfer who has hit the ball NOT Holiday Park Resort or Holiday Park Golf Course
- *21. **Hot Tubs:** Due to the request of hydro contractors and the electrical inspector we will not be allowing electric hot tubs on any sites or condos. Propane heated hot tubs will be reviewed upon permit submission.
- *48. **Speed Limit:** **10 km/hr** for all vehicles. Security will be enforcing this rule. Violators will be issued one written warning and then a fine will placed on the account of the site/condo owner. A Radar Gun will be used to determine speed.

RULES SPECIFIC TO RV SITES

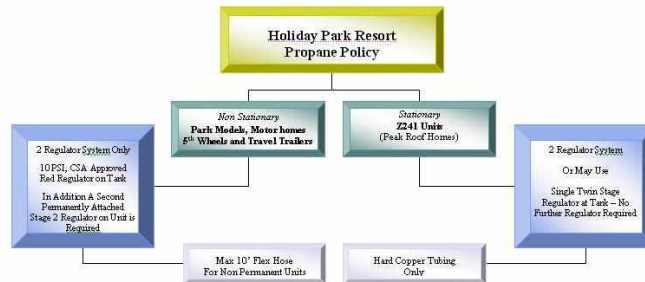
- *6. **RV Modifications:** Any electrical or gas modifications done to RV Units, Trailers, Peak Homes, 5th Wheels must be to provincial standards and to code with CSA approval. The leaseholder must be able to provide the appropriate permit. In the event of the sale of your property you would be required to produce this permit. **Copies of all permits must be submitted with your development permit. All drawings must be accepted, dated and signed by management and the leaseholder. No modifications, of any kind, will be allowed to the exterior of any unit at Holiday Park Resort. Repair of a unit, as per original manufacturer construction will be allowed with management written approval only. It is the responsibility of the site owner to maintain a CSA standard on their site.**

ARCHITECTURAL BYLAWS - RV'S & RV SITES

Procedures – A. – Fine increased to \$100.00 and notation that permit valid for six months from date of issue.

Development Permit: Updated

- *9. **Gazebos:** These must be professionally manufactured with a metal frame and covered with netting or canvas. The gazebo cannot be enclosed with glass, wood or any solid material except for the roof (made of metal/fiberglass). No household appliances are to be installed and the gazebo is not to be used as an additional living space outside of the RV unit. All gazebos must be purchased from a Holiday Park Resort designated suppliers (available upon request). A permit is required prior to any work or installation.
- *16. **Propane:** Added Flow Chart and Specifications



- *22. **Storage Sheds:** Only ONE storage shed per site is permitted. A length of 8' by 8' width with a maximum height of seven (7) feet six (6) inches. The shed must be placed at the rear of the site. The positioning must be approved by a permit and include the shed size and position on the site. No household appliances are to be installed in the storage sheds nor is it to be used as an additional living space (i.e. den, etc.). Must be a professionally manufactured shed. A permit approval is required before purchase.

HOLIDAY PARK RESORT

1, 415 Commonwealth Road

Kelowna, BC V4V 1P4

Phone #: (250) 766-4255

Fax #: (250) 766-5492

E-Mail - holiday@sweetlife.com

Web site - www.sweetlife.com

CORPORATE ORGANIZATION

General Manager		Ext. 4405
Administration & Finance		Ext. 4406
Security		250-215-5239
After Hours Security		250-215-5239
Resort Services		Ext. 4419 or 4416
Construction/Maintenance		
Common Facility Cleaning		Ext. 4426
Safety		Ext. 4412 or 250-215-5239
Housekeeping Hot Line		Ext. 4426
Customer Service		Ext. 4418 or 4420
Reception		Ext. "0"
Reservations		Ext. 4401
Recreation & Events		Ext. 4430
Real Estate Office		Ext. 4434

Holiday Park Leasehold Association

3, 415 Commonwealth Road

Kelowna, BC V4V 1P4

(250) 766-4255 Ext. 4485

(All requests must be submitted in writing or verbally presented at an HPLA meeting)

HOLIDAY PARK RESORT RULES AND REGULATIONS

Effective January *2010*

INTRODUCTION

Holiday Park Resort Ltd. has developed the Rules & Regulations in accordance with the RV & Unit Subleases. It is the intention of Management to work in co-operation with the Holiday Park Leaseholders Association in maintaining these Rules, Regulations and Architectural Standards.

*The Sublessor may from time to time make and issue rules and regulations, consistent with the provisions of the Head Lease, governing the use and enjoyment generally of the Development including RV Sites, units and Common Facilities, such regulations shall be non discriminatory and for the general benefit of the Sublessee in common with other Sublessees or permitted users of other RV sites and units in the Development and the Sublessee shall comply and will cause his family and guests to comply with such rules and regulations as are in effect from time to time.

These rules and regulations apply to everyone utilizing the park (i.e. leasehold members, charter members, seasonal members, recreational members and Interval vacation owners, guests, visitors and renters.) The word "Member" is used throughout these rules and regulations to designate all of the above categories.

It is the responsibility of every member; guest and visitor to obtain, read and abide by these rules and regulations.

Any improvements, alterations or changes in common areas, RV sites or Condominiums not specifically covered herein require a development permit.

Management shall at all time have the right and authority to enforce these rules and regulations by fine, suspension, removal and/or revocation of privileges. Management will not give preference to any specific group.

GENERAL RULES

1. **Rule Number One:** ENJOY YOUR VISIT TO THE RESORT. PLEASE FEEL FREE TO MAKE ANY SUGGESTIONS THAT WILL MAKE THIS A BETTER RESORT FOR ALL.
2. **Aesthetics & Regulations:** The aesthetic guidelines and quality control of the entire resort will be maintained and controlled by the Management of Holiday Park Resort, and in consultation with the HPLA Rules Committee. Included in this area are units, awnings, decks, structures, sheds etc. Failure to conform is a violation of the rules and regulations. Any work required on a site, will be done at the Leaseholder's expense. (Note the age of the RV unit i.e. greater than 15 years old may be used as criteria in determining aesthetics at Holiday Park Resort.)
3. **Age Restrictions:** Individuals under the age of 19 may not be residents of the park on a full time basis. (Children and teenagers are welcome as guests for 3 months only within one 12-month period. Exceptions may occur during winter months only (October 1 – May 1) where this period may be extended to 5 months (within one 12 month period) at management's discretion, not on a permanent basis.
- *4. **Alcohol Consumption:** Consumption of alcoholic beverages is allowed at the following facilities, the lap-pool, Woodlands Center, and at management authorized Resort functions. No glass containers are permitted in the pool areas. You must be 19 years of age to consume alcoholic beverages in the Province of British Columbia.
- *5. **ATV's & Snowsleds:** ATV vehicles or snowsleds are not allowed to be driven within Holiday Park Resort. Anyone driving an ATV or motorized snowsled in the resort will receive a \$100.00 fine on their property.
6. **Bicycles:** From dusk until dawn all bicycles must have night-lights and display front and rear reflectors. Any bike lower than 3 feet must have a flag. This will be strictly enforced by Security. A \$25.00 fine will be issued to violators.
7. **Boats:** No motorized boats may be launched, moored or used from the waterfront of Holiday Park Resort.
8. **Clothes Lines:** Permanent clotheslines are not permitted within the Resort area. Exceptions for unobtrusive drying of clothes will be allowed.
9. **Communications Use:** There are to be no personally hand delivered notices, publications or communications pertaining to Holiday Park Resort to a site or condo owner without prior written permission of the general manager. No Site or Condo may be used for any commercial endeavour or for business purposes. The sale of goods or the soliciting of services is not permitted at the sites, condos or common buildings within the Resort, without the prior written permission of the Resort Management.
10. **Common Areas:** All resort property is for the use and enjoyment of all leaseholders and guests of Holiday Park Resort. This includes all areas in front of condos and on the lakeshore as regulated by Federal and Provincial Regulations. Please refrain from entering any RV sites as these are private property.
- *11. **Curfew:** Young people under the age of 17 must return to their sites by **9:30 PM** unless accompanied by an adult or attending a function sponsored or sanctioned by the Resort.

12. **Driving:** Any vehicle driven within the resort you must at all times follow the directional arrows and obey all street signs including the speed signs. (With the exception of Security, for safety reasons) Vehicles failing to display a valid permit or decal are subject to removal by the resort at the owner's sole risk and expense.
13. **Electric Wheelchairs & Handicap Transportation:** They must have a 5-6' Flag Whip, and from dusk until dawn they must have night-lights and display front and rear reflectors.
14. **Firearms:** The use of firearms and/or other weapons are prohibited within the Resort.
15. **Fires:** Open fires are not allowed in the resort area with the exception of an approved manufacturer's propane fire pit.
16. **Fireworks:** Fireworks are not allowed in the resort unless authorized by Management.
17. **Garbage Disposal:** All household garbage must be deposited in receptacles provided by the Resort. **(Recycling outline is attached)**
 - a. Owners of large articles such as old furniture, fridge's, batteries, etc., are responsible for the removal of these items to the City of Kelowna Landfill site or elsewhere.
 - b. To dispose of a large amount of prunings and other organic material, contact the maintenance department for disposal procedures.
 - c. Please do not put lumber or tree branches into the compactor. We have had damage done to the unit due to large items. Please contact our maintenance department regarding disposal procedures of these items
 - d. No Motor Oil, paints or other hazardous materials can be dumped in the compactor. Please dispose of these items to a proper disposal facility. Fines will be levied on anyone found dumping hazardous materials.
18. **Golf Carts & Motorized Scooters:** must have night-lights and display front and rear reflectors from dusk until dawn. This will be enforced by Security. Violators will be issued one written warning and then a \$100.00 fine will placed on the account of the violator.
 - a. Golf Carts can only be operated by Licensed Drivers. This will be strictly enforced by Security.
 - b. Maximum of 2 Golf Carts per Site
 - c. There will be no additional Gas Golf Carts allowed at the resort. Unless used for resort operations under management control.
 - d. Existing Gas Golf Carts may not be replaced or sold to another and are to be removed if the leaseholder sells their site.
 - e. Golf Carts must obey all traffic laws. Occupants must remain seated at all times.
 - f. Golf Carts & Motorized Scooters must have liability insurance and the driver must have a valid drivers license
- *19. **Golf Course Liability:** All condo and site owners living by the golf course must be aware of the danger of errant golf balls. The responsibility of any problems is the individual/golfer who has hit the ball NOT Holiday Park Resort or Holiday Park Golf Course.
20. **Holiday Park Decals:** All motorized vehicles shall display a valid Holiday Park Resort windshield decal or permit. Vehicles failing to display a valid permit or decal are subject to removal by the resort at the owner's sole risk and expense.

- *21. **Hot Tubs:** Due to the request of hydro contractors and the electrical inspector we will not be allowing electric hot tubs on any sites or condos. Propane heated hot tubs will be reviewed upon permit submission.
22. **Hybrid Trailers:** The resort will now accept the new Hybrid Trailers with the canvas bed pull outs only.
23. **Illegal Action:** Any person(s) involved in illegal actions may result in immediate removal from the resort. See also Security General Rules
24. **Liability:** The Resort is not responsible for the loss or damage of any property of members, visitors or guests.
25. **Maintenance Requests:** All requests for repairs, maintenance and security must be submitted in writing. Forms are available at the gatehouse.
26. **Parental Responsibilities:** Parents/Guardians are responsible for the conduct of their children and teenagers 18 years of age and under and must ensure that their children observe the Resort rules. **Any child under 17 years of age must return to their condo/site by 9:30 PM or be accompanied by an adult/parent.**
27. **Park Model Moves:** Arrangements must be made with Security before any Park Model unit is moved within or from the Resort. There will be a charge per hour for their assistance.
28. **Parking:** Please refer to Rules specific to RV & Condo Parking.
29. **Pets:** Acceptance at the discretion of the management. Pets must be leashed at all times. Noisy, unruly pets, or those which complaints are received about will not be permitted to remain. No pets allowed in common areas or buildings with the exception of roadways or pathways. Pet owners are responsible to pick up after their pets. Pet owners will be held responsible for the action of their pets. The Resort cannot be held responsible. Complaints regarding the following breeds – Pit Bulls, Doberman Pinchers, Rottweilers, or German Shepherds will be taken very seriously. A fine of \$100.00 will be levied to any pet owner whose animal is running loose and Security is required to intervene.
30. **Pools:** Children who are not toilet trained must wear pool diapers while in the pool. These can be over or under a bathing suit. Additional specific rules posted at the pool site will apply. Federal and Provincial Health Ordinances are adhered to.
31. **Porta-Potties:** Not allowed in the Resort.
32. **Private Usage/Rentals: (All Occupants other than the Leaseholder Specific to the Site/Condo)** It is the member's responsibility to have an approved rental agreement, prior to the guest occupying the RV site or Condo unit. (Agreements are available at the gatehouse). If a signed rental agreement is not in place, the private renter will not be given access to your site/condo. Due to extremely high usage of the resort, and the increased maintenance costs involved, we are putting the following schedule in place. Specific charges listed below:
 - a) Check-in and Registration Fee of \$50.00 + Tax – includes 1st month stay and gate card. Surcharge of \$100.00 + Tax if guest does not register with the Front Desk prior to occupancy. All monthly private rentals monthly fees will be billed directly to the site owners.

- b) Any rental that is in place for over one month will be charged an additional \$35.00 + Tax per month or portion thereof for each month thereafter. This charge will be payable on the first day of each new monthly period. If your original check-in date was November 14th, your charge would be due December 15th.
 - a. For Permanent Renters – a one-time fee will be charged in January of each year of \$150.00 plus GST. Only eligible after 6 consecutive months of rental prior to January 1st. Any renter signing a one year lease agreement would be eligible for the annual rental fee in the following January.
 - b. For family member usage, a charge of \$10.00 + Tax, includes check-in, registration and a gate card. The family member will fill out a Private Rental Contract. This will allow us to more efficiently keep track of everyone in the resort for security and emergency matters.
 - e) Attached to each private rental form there must be a copy of an insurance document showing that the site/condo owner has proper commercial insurance coverage for private rental of their site/condo. If this insurance document is not attached the private rental will be refused until it is received. The site/condo owner is totally responsible for carrying the proper liability insurance coverage for their property. Holiday Park Resort Ltd. cannot be held responsible for this insurance. The leaseholder shall be responsible for all damage caused and charges incurred by the renter and his family and guests. Any person found on a site or condo without registering with the front office may be asked to leave the resort. The site/condo owner will be subject to a \$100.00 fine.
 - f) It is the responsibility of the site/condo owner to advise the front office when a private renter vacates their site/condo prior to the original check out date listed on the private rental contract. This is for safety and security purposes.
 - g) Anyone who is privately renting in the winter is responsible to winterize their site. The resort can assist with this for a reasonable fee. If there is a water break, the site owner will be responsible for all costs involved.
 - h) Holiday Park Resort Ltd. reserves the right to require any guest to leave the resort if they cause a disturbance or are abusive to any staff, member or guest.
33. **Private Use:** The recreational facilities may NOT be used for private functions by any resident, unless authorized in writing by Resort Management.
34. **Profanity:** Profanity, abusive or loud language and other objectionable or disturbing behaviour will not be tolerated.
35. **Promotional Bookings:** No bookings of promotional stays are to be made back to back.
36. **Property Damage:** Any member, guest or visitor who wilfully or negligently defaces, damages or destroys property or equipment of the Resort shall be liable for the full replacement value thereof.
37. **Protection of Vegetation:** The cutting, removal or gathering of wood, trees or any other vegetation greater than six (6) inches diameter within the Resort is prohibited without the written permission of the Resort Management.

38. **Quiet Hours:** Quiet time shall be observed from 11:00 PM to 7:00 am with the exception of organized resort functions held at designated areas. No construction work or yard noise prior to 8:00 AM (this includes weed trimming and lawn mowing). Management may make an exception to this rule for special projects.
- a) At the discretion of management, anyone disturbing the quiet enjoyment of others in the resort may be required to cease their activity for the good of others. Depending on the severity of the issue, fines may be applied and/or the RCMP called.
39. **Rental and Sale:** Advertising for rent or sale of timeshare weeks, RV sites, condominiums, or similar interests are not permitted in any form within Holiday Park Resort without prior written approval of the Resort Management.
40. **Repairs:** No mechanical repairs, fluid, oil or filter changes of any kind shall be performed on any motorized vehicle on common parking areas, condo parking areas or on individual sites.
41. **Risk:** All facilities are used by members, guests and visitors at their own risk.
42. **RV Site Address:** For fire, emergencies and security reasons all RV site numbers must be highly visible from the road at all times. This will be enforced for the safety and security of the members.
43. **Security:** All members are responsible for the security of their own sites and condo units. Anyone loitering on or near premises should be immediately reported to security. Anyone participating in any illegal action or conduct within the resort grounds, is in violation of our rules and will be subject to fines and RCMP involvement. See also, Pg 6, #23 – General Rules.
44. **Sewer:** All sewer connections require an airtight connection.
45. **Signs:** No signs, placards, advertising or notices of any kind may be displayed without the prior written approval of management.
46. **Skate Boards, Scooters and Roller Blades:** Are permitted during daylight hours only. They are not permitted in the common buildings, recreational or pool areas at any time.
47. **Smoking:** All common buildings and indoor facilities are non-smoking areas. There will be no smoking within **10** feet of any doorway entrance in accordance with government regulations.
- *48. **Speed Limit: 10 km/hr** for all vehicles will be enforced by security. Violators will be issued one written warning after which a fine will placed on the account of the site/condo owner. A Radar Gun will be used to determine speed.
49. **Storage Compound:** Any enclosure put onto a storage stall in the compound must be professionally manufactured and made of canvas. No wood, metal, glass or solid materials. The enclosure cannot exceed the stall size and cannot have a floor. There can be no locks on the enclosure and security must have access. There can be no general storage of items i.e. boxes, barrels, flammable materials etc. A Development Permit is required prior to installation of the enclosure. **The owner of the enclosure must carry insurance for the enclosure. Any damages caused by the enclosure will be the sole responsibility of the enclosure owner.**
50. **Temporary Parking:** When unloading and/or loading at an RV site or Condo unit, (members will be allowed a (3) three-day maximum). It must be parked in your own yard and not on the street. Leaseholders must get a sticker from the front office prior to placing a unit on site. (You must notify security DIRECTLY prior to use.)
51. **Tents:** Not allowed in the Resort.

52. **Tidiness:** Leaseholders are responsible for the tidiness and general appearance of their site year round. Failure to comply will result in clean up by Holiday Park Resort at the leaseholder's expense. Specific to lawn & ground care HPR may after 48 hours of a written complaint tidy up the site at a cost to the leaseholder (prior to this HPR will call leaseholder)
53. **Trespassing:** RV sites are privately leased and maintained by the leaseholder. Trespassing is not permitted.
54. **Truck Campers:** No storage of campers that are not vehicles on RV sites
55. **Usage of Electricity:** Any form of additional use of electricity outside of an RV unit directly wired to the site electrical box must have prior approval by management. All appliances, washers, dryers, dishwashers, fridges, stoves etc. are to be maintained inside of your unit and all wiring for these items must go through the electrical panel of the RV Unit. **All electrical service must be run through 50 AMP service in the unit. Maximum draw of hydro at anytime cannot exceed 57 AMPS. All sites have 100 AMP service to the site but all electrical must be wired through 50 AMP service in the RV unit.**
- *56. **Vehicles: Unlicensed motor vehicles** are not to be operated within the Resort. Motorized Vehicle shall be defined as any power driven (electric or gas) form of wheeled transportation. All vehicles owned and operated by Holiday Park Resort Management are exempt from this above ruling. Exceptions are golf carts and electric wheelchairs. See rules specific to them. **ATV's & Snowsleds:** ATV vehicles or snowsleds are not allowed to be driven within Holiday Park Resort. Anyone driving an ATV or motorized snowsled in the resort will receive a \$100.00 fine on their property.
57. **Washers & Dryers:** All RV units that have washers and dryers installed need to do an annual inspection to ensure proper venting and that no blockage has occurred.
58. **Water Conservation:** Sites can water every second day. We encourage all leaseholders to participate in water conservation.
59. **Water turn-off** in the fall will be handled between October 15th and October 31st, at no cost. There will be a \$25.00 charge for winter water turn off requested November 1 and thereafter. You must notify the front desk annually prior to October 15th if you want your water left on, otherwise it will be turned off. If we are required to turn your water back on, there will be a \$25.00 surcharge.
60. **Walking:** For their own safety and protection, pedestrians should walk facing the oncoming traffic.

RULES SPECIFIC TO RV SITES

1. **Garburators:** For the successful operation of our Sewer Plant, no garburators are allowed in the resort. They will damage the fine balance in our biological Sewer Plant.
2. **Insurance:** The resort carries insurance to cover all resort properties for the protection of all. However, if someone is found responsible for causing damage they may be subject to charges for deductibles and/or any repairs required to be made.
3. **Parking:** Parking maximum of 2 (two) vehicles. There will be no parking, storage of boats or utility trailers. No parking of truck/camper, camperized vans or motor homes on site unless this is your one and only form of transportation (no other vehicle will be allowed on site).

This vehicle CANNOT be used as a living accommodation when parked on the site, and all vehicles regardless of type and or number must be no less than one (1) foot from the roadway or other property lines.

***EXCEPTIONS:** As long as a leaseholder is on site a visitor can park an RV on the leaseholder's site with a valid permit which must be displayed prominently on the RV Unit. The cost is \$10.00 per night, a maximum of 4 consecutive nights 3 times per year. There must be a minimum of one week between each 4-day stay. You must obtain a permit from the front desk prior to usage as well as pay the required amount. If valid permit is not obtained an additional \$40.00 assessment will be applied to the RV Site Leaseholder automatically. Also available for Condos. (Not for Renters)

4. **Persons Per Site:** No more than 6 (six) persons may stay overnight on a site. Management reserves the right to limit daytime guests. Sub-renters' guests are limited to six (6) per site. Exceptions may occur with valid permit issued by resort management.
5. **Power Shed Access:** If you require access to a power shed to read the meter, the cost is \$15.00 + taxes. Please contact security to arrange access.
- *6. **RV Modifications:** Any electrical or gas modifications done to RV Units, Trailers, Peak Homes, 5th Wheels must be to provincial standards and to code with CSA approval. The leaseholder must provide the appropriate permit. **Copies of all permits must be submitted with your development permit.** In the event of the sale of your property you would be required to produce this permit. **All drawings must be accepted, dated and signed by management and the leaseholder. No Modifications, of any kind, will be allowed to the exterior of any unit at Holiday Park Resort. Repair of a unit, as per original manufacturer construction will be allowed with management written approval only. It is the responsibility of the site owner to maintain a CSA standard on their site.**

7. **Sewer Plant:** To ensure the safe and efficient operation of the Sewer Plant, do not pour or flush the following items down the drains:
 - Paint Thinner
 - Any kind of paint – Latex or Oil Base
 - Ammonia – Home Made Black Water solution used by Rv'ers
 - Any RV Black Water holding tank products that have “hyde” in their name such as formaldehyde
 - Automotive Anti-freeze
 - Petroleum Products
 - Acids or Alkaloids
 - Any non-edible substances

8. **Gazebos:** See Architectural Standards – Page 12, #9

9. **Propane:** See Architectural Standards – Page 13, #16

10. **Storage Sheds:** See Architectural Standards – Page 14, #22

**HOLIDAY PARK RESORT
ARCHITECTURAL STANDARDS
*2010***

PROCEDURES:

Development Permits required for all Construction

- A. A development permit is required for all forms of construction, including awnings, decks, gazebos, sheds, skirting, cement, and all other alterations or changes as specifically required within these Standards. Multiple changes and/or additions on the site i.e. shed, awning, skirting can be requested on one permit. A permit is valid for six (6) months from date of issue. There will be a \$100.00 automatic charge levied against your account if any work starts on your site without a permit. Any construction started or completed prior to receiving approval permit may be required to be removed at the leaseholders' expense. Anyone digging in the resort will be responsible for the cost of any repairs required to any underground service and any other costs which may occur in the event of any damage done.

No work may commence prior to written approval being received.

Any improvements, alterations or changes in common areas, RV sites or Condominiums not specifically covered herein require a development permit

- B. Applications must be submitted at least seven (7) days prior to the date on which work is to commence. The said application (Development Permit) will be submitted on an approved form, copies of which are available at the Gatehouse. Applications will be considered and replied to within seven (7) days of submission. Applications must be supported by drawings, dimensions and materials list. Permits will expire six (6) months from date of submission.
- C. In all cases, final approval is not deemed to have been given until a post-completion inspection has been made by the Resort Management.
- D. It is the responsibility of the leaseholder to obtain any other permits that may be required by regulatory agencies. Copies of all permits must be submitted to management with development permit application.

Development Permit Application

D.P. No. _____

PART I Application (to be completed by owner and submitted to Gatehouse)

Owner's Name (PRINT) _____ Lot/Condo No. _____

Date of Application: _____ Phone: _____

Description of Proposed Development: _____

Applications must be supported by drawings, dimensions and materials.

There is a fee charged to cover administration costs. _____

Applicant's Signature

Part II Approval

Record Development Permit Number in upper right hand corner. Review application

Approved: _____ Date: _____

Not Approved: _____ Date: _____

Reason for non-approval: _____

HPR Security (Representatives)	And/or	HPR General Manager

POST COMPLETION INSPECTION: It is understood that all development MUST MEET the current rules and regulations of Holiday Park Resort.

1. Comments: _____

2. Date of Inspection: _____

Applicant		HPR Management

- Copies to:
- Applicant
 - Resort Services
 - Holiday Park Site/Condo File

Development Permit valid for six (6) months only.

ARCHITECTURAL BYLAWS - RV'S & RV SITES

1. **Add -A – Room:** Permit Required. All freestanding sunscreens, gazebos or covered enclosures must be approved. Enclosures are not permitted to be used as sleeping quarters.
2. **Awnings:** Standard and Parkmodel Sites all awnings other than standard RV roll-up awnings, require an approved Development Permit. Only one awning per RV site is allowed. A maximum length equal to the RV excluding hitch, Twelve (12) feet maximum width and must be attached to the wall of RV unit (not free standing). The frame must be of aluminum or stainless steel (no wood/plastic may be used in constructing enclosing or covering). No eavestroughs will be allowed except on Park Model Sites. A permit is required prior to installation. The awning cover and frame must be removed if RV unit is removed from the site. The awning frame must be removed if the awning cover is removed. The awnings and enclosures of a deck cannot exceed the length of the unit.
 - a) **Enclosures:** Semi permanent awnings require a development permit prior to installation. It may be made of canvas, tent screen or material based. All solid material i.e. aluminum, glass, vinyl, windows, doors etc. may be used as a wind block on the two ends. These end wind blocks must be made of glass and allowable solid materials and must be professionally manufactured and installed.
3. **Cedars & Hedges:** At the sides and rear of individual sites are limited to a maximum height of 8 feet. This will be enforced by written complaint and reviewed by Resort Management.

Cedars and hedges on all corner lots and roadway intersections where traffic exits onto any of the main roadways must be kept to a maximum height of 36 inches to maintain sight lines and safety for vehicular traffic and pedestrians. This will be enforced by Resort Management.

4. **Decks:** Permit required. Decks are permissible to a maximum height of thirty-six inches (36”) above the concrete pad. Deck railings are limited to a maximum height of forty-two inches (42”) over the deck. Maximum height of Deck and Handrail will be seventy-eight inches (78”). Decks must have a minimum set back of twelve inches (12”) from the property line. No household furniture and/or appliances will be allowed outside the RV Unit unless they are completely out sight from any road view. Railings must be made of metal, glass or siding similar to RV unit. (Not Wood)
 - a) Okanagan Room Enclosures and Decks are not to be used as a primary living space i.e. Kitchen, Laundry Area, Primary Washroom. Primary living spaces are to be maintained within the Park Home Z241 or RV unit itself. Please direct any queries to management. The awnings and enclosures of a deck cannot exceed the length of the unit.
5. **Easement on Site:** There must be a three foot easement left accessible on every site on the right and left side of the site, to allow access for services and to make repairs to the utilities when required. This rule is for new construction after January 1, 2006 not for what is in place today.
6. **Eligible Recreational Vehicles:** RV's must be factory manufactured and CSA approved. RV units must have flush toilets with water and sewer hook-ups (no porta-potties are allowed). All permanent recreation vehicles must have prior written approval of Resort Management. Permit required.

7. **Eavestroughs:** These must be approved by Management and a Development Permit is required. The eaves troughs must be professionally manufactured and installed. These will only be allowed on Park Model Sites.
8. **Exterior & Interior RV Alterations:** All alterations that can be viewed from the road require a permit and approval of Resort Management.
- *9. **Gazebos:** Must be professionally manufactured with a metal frame and covered with netting or canvas. The gazebo cannot be enclosed with glass, wood or any solid material except for the roof (made of metal/fiberglass). No household appliances are to be installed and the gazebo is not to be used as an additional living space outside of the RV unit. All gazebos must be purchased from a Holiday Park Resort designated suppliers (available upon request). A permit is required prior to any work or installation.
10. **Heating/Cooling:** No outside air conditioner condensers or heat pumps allowed on the ground or off the unit on any site. (For exceptions see Rules for Peak Homes.)
11. **Initial Landscaping:** Landscaping must be completed by new RV site owners within 12 months from the date of purchase.
12. **Landscaping:** All landscaping i.e. shrubs, flower beds, vegetation, curbing, rock walls and retaining walls must be one (1) foot from the edge of the roadway. If the landscaping or vegetation needs to be changed, a notice will be given to the leaseholder. This is to improve access and safety. If the resort completes the work, the charges will be passed on to the individual site owner. All vehicles parked on a site must be one (1) foot from the edge of the roadway.
13. **Park Home Units MODEL Z241 (12 FOOT WIDE):** New unit approval for Park Model designated sites only. In addition, there are specific guidelines for permanent aluminium awnings and enclosures for this unit. Rules and Regulations specific to these products can be requested at the gatehouse. There should be no purchase or installation without prior written approval by the Management of Holiday Park Resort.
 - a) **Okanagan Rooms and Decks** are not to be used as a primary living space i.e. Kitchen, Laundry Area, Primary Washroom. Primary living items are to be maintained within the Park Home Z241 itself. Please direct any queries to management.
 - b) **Placement of Park Home Z241 Units on Drive Thru Sites** – Set back requirements shall be no closer than 3 feet from the property line of an adjacent site and must be set back a minimum of six feet from both roadways (this becomes the front yard of the site). The opposite side then becomes the back yard and all rules applying to the rear of the site apply.
 - c) The placement of the Park Home Z241 must be placed as per the Surveyors Site Plan.
14. **Park Model RV's:** For Park Model RV sites, eligible RV's may have an exterior square footage of 550 square feet. A Park Model RV must have written approval from Park Management before it can be moved onto a Park Model RV site. A Park Model RV site must have been designated as a Park Model site by Management in writing. A standard site may be upgraded to a park model site. Please see management for details.

15. **Placement of RV Unit:** The placement of an RV on the site must be so that at no point can it be closer than twelve (12) inches to the property line of an adjacent site or common grounds. The total height can be no greater than 13' (feet) from the concrete to the top of the unit. There must be room for one vehicle to park on the site in addition to the RV. The wheels of the RV cannot be raised off the concrete pad. When a more permanent unit is being placed on a site (Park Model Home, Park Home or any skirted-in unit), there must be a minimum of six-(6) feet clearance left from the front of the site.
- *16. **Propane:** Maximum of two (2) 100lb propane tanks, one (1) 200 lb. tank or **one** (1) 400 lb. tank per site. A propane tank left on a vacant site, must be skirted, locked securely and preferably out of sight and covered from view. Any problems as a result of improper installation are the site owner's responsibility. Professional installation of all propane tanks is required. It is the responsibility of each leaseholder to dispose of their old propane tanks through the City of Kelowna landfill. Please do not discard propane tanks in the garbage compound.

NOTE:

HOLIDAY PARK RESORT PROPANE POLICY

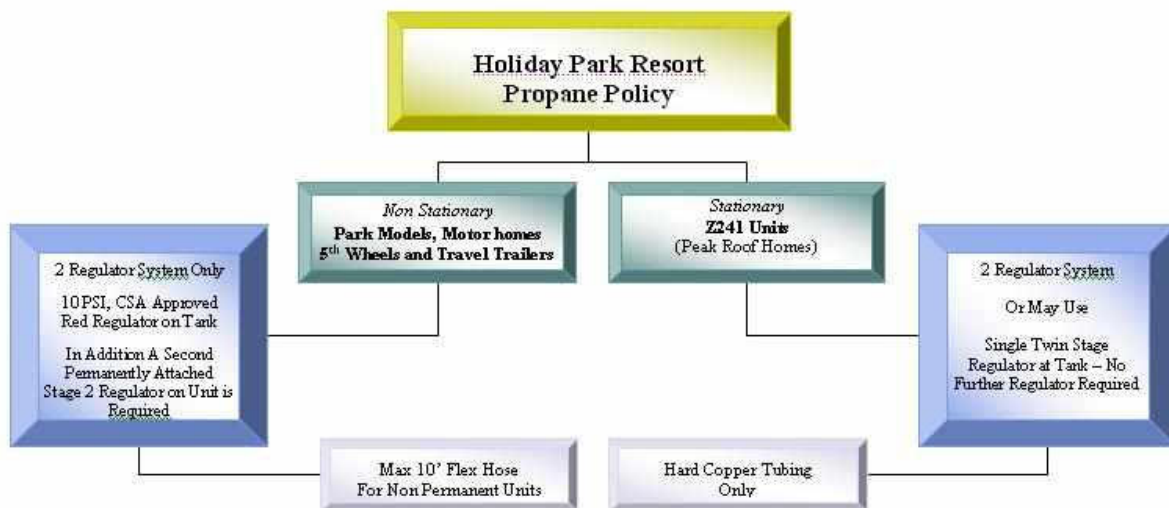
All RV units (Travel Trailers, 5th wheels, Motor Homes, Park Model Units) who have propane tanks mounted independently from their unit, or are NOT CSA approved and have not come directly from the manufacturer, **require the following setup:**

1. All free standing propane tanks will need a regulator at the tank that brings the propane pressure down to 10 PSI (CSA approved Red Regulator). In addition it must have a **second** two stage regulator that is permanently attached to your RV unit that further reduces the propane pressure. **There is no other alternative at this time that will be permitted**
1. Park Home Z241 units are the only units that may have the 2 regulator system as described above, or you can have a **single twin stage regulator** at the tank and no further regulator attached on the unit.
2. Hook up for propane tank should be hard copper tubing for Park Home Z241 units and Park Models and a maximum of a 10' flex hose for vehicles that are not stationary.

Please note all other propane regulations and safety requirements will remain in effect. This policy is mandatory and for the safety of all Leaseholders and Guests.

By June 30, 2009 Resort Management would like to see all free standing propane tanks hooked up in accordance with this resort policy. Thank you for your cooperation with this matter.

AS PER HOLIDAY PARK RESORT RULES AND REGULATIONS 2010



17. **Relocation:** Any relocation of an RV Unit within the resort must have a permit and be approved by management.
18. **Road Shoulders:** Road shoulders of twelve (12) inches from the edge of the pavement must be maintained and free of any development. Any damage caused by development that is in violation of this bylaw will be the responsibility of the RV site or condo owner and not that of Holiday Park Resort, its members, visitors or guests.
19. **RV Skirting:** Permit required. Materials that can be used are aluminium, vinyl, and canvas conforming to the trailer's design and color. Clear plastic or blue or white styrofoam may be used only from Oct. 1 to Mar. 31 and must be removed after that date. The skirting material must be attached underneath the walls of the RV unit.
20. **Satellite Dishes and Antennas:** No more than 2 (two) 30" (inch) dishes or 1 (one) antenna per site, RV unit or Condo. The dish or antenna may be mounted on only 1 (one) stand no more than 8' (eight feet) from the ground or it may be mounted on RV Unit. For Occupancy greater than 90 days a permit is required.
21. **Standard RV Site Ruling:** If you would like to be on site and have permanent skirting and a deck on the RV unit, the size of the unit is restricted to a maximum of 400 square feet inclusive of slides. The RV must be fully self contained without power or water supplied. If you are to be part time at the resort, no permanent skirting, decking or awning is allowed on the RV unit. The unit is restricted to a maximum of 500 square feet inclusive of slides. The RV unit must be fully self contained. Permit required for all units. A standard RV site may be upgraded to a park model status, please see office management for further details. A standard site does not allow for the use of any park home or park model to be placed on the site. Site must be a minimum of 2,000 square feet to qualify for upgrade.
- *22. **Storage Sheds:** Only ONE storage shed per site is permitted. **A length of 8' by 8' width with a maximum height of seven (7) feet six (6) inches. The shed must be placed at the rear of the site. The positioning must be approved by a permit and include the shed size and position on the site.** No household appliances are to be installed in the storage sheds nor is it to be used as an additional living space (i.e. den, etc.). **Must be a professionally manufactured shed. A permit approval is required before purchase.**
23. **Trees:** The resort reserves the right to require a tree removed from a leaseholder's site if it is deemed unsafe. Any other landscaping that causes a security issue with lines of sight, etc., will require vegetation cut back or removed. Any work required will be at owner's expense.
24. **Trellises and Fencing:** Open trellises and fencing may be up to a maximum size of four (4) feet high by eight (8) feet wide separated by a minimum of two (2) feet. Continuous trellises and/or fencing are permitted along the back boundary of the RV sites. A development permit is required.

SAFETY REGULATIONS
SECURITY DEPARTMENT

DAYTIME

EMERGENCY CALLS

First Call 766-4255 – Press “0”

NIGHTTIME

EMERGENCY CALLS

First Call 250-215-5239

Reception will send Security to Help

TELL RECEPTION

- You have an emergency
- You require security
- Provide your location

TELL SECURITY

- You have an emergency
- You require security
- Provide your location

AFTER CONTACTING SECURITY

PLEASE CALL 911

Daytime calls, it is important to let Reception know our Site/Condo number so they can provide a guide to escort the ambulance to your site to ensure there are no delays

RULES SPECIFIC TO CONDOMINIUM UNITS

1. **Common Areas:** Permit required from the Resort Management for the development & beautification of common areas.
2. **Fire Ordinances:** The Fire Ordinances of the City of Kelowna shall apply and have precedence in any situation where they are in conflict with the rules herein.
3. **Garburator:** For the successful operation of our Sewer Plant, we cannot allow any garburators in the resort. They will damage the fine balance in our biological Sewer Plant.
4. **Insurance:** The resort carries insurance to cover all resort properties for the protection of all. However, if someone is found responsible they may be subject to charges such as deductibles or any repairs required.
5. **Interior Alterations:** Permit Required. No interior changes or modifications shall be made to any Condo unit, which affect any plumbing or electrical systems, or which involve any changes to any load bearing walls or floors or ceiling without prior written approval from the Resort Management. It is the condo owner's responsibility to have any electrical changes approved by the electrical inspector with a provincial permit.
6. **Parking:** Parking spaces are provided for two (2) vehicles. There will be no parking or storage of boats, utility trailers, and no parking of truck/camper camperized vans or motor homes unless this is your one and only form of transportation. This vehicle CANNOT be used as a living accommodation when parked at the condo
7. **Persons Per Unit:** Units are intended for single family occupancy and should not be occupied as a place of residence by more than 6 (six) persons without the prior written consent of Resort Management
8. **Sewer Plant:** To ensure the safe and efficient operation of the Sewer Plant, do not pour or flush the following items down the drains:
 - Paint Thinner
 - Any kind of paint – Latex or Oil Base
 - Ammonia – Home Made Black Water solution used by Rv'ers
 - Any RV Black Water holding tank products that have "hyde" in their name such as formaldehyde
 - Automotive Anti-freeze
 - Petroleum Products
 - Acids or Alkaloids
 - Any non-edible substances
9. **Tree Planting:** Permission required by Resort Management.

RULES SPECIFIC TO TIMESHARE MEMBERS & UNITS

1. **Guests:** DAY GUESTS are limited to a maximum of 6 (six) persons at a time. Access may be restricted by Resort Management.
2. **Parking Spaces:** Parking spaces are provided for 2 (two) vehicles. There will be no parking or storage of boats, utility trailers, and no parking of truck/campers camperized vans or motor homes unless this is your one and only form of transportation
3. **Persons Per Unit:** Studio permits 2 people, 1 bedroom permits 4 people, 2 bedroom permits 6 people and 3 bedroom permits 8 people). These numbers must not be exceeded without prior permission of Resort Management.
4. **Pets:** No animals (other than Seeing Eye dogs) are allowed in the Vacation Units. This rule will be firmly enforced. A separate charge will be levied against anyone found in violation of this policy.
5. **No Smoking:** All units are non-smoking
6. **Sewer Plant:** To ensure the safe and efficient operation of the Sewer Plant, do not pour or flush paint thinner, paint, ammonia, formaldehyde, anti-freeze, petroleum products, acids or non edible substances down the drain.



Holiday Park Resort

Recycling Program



Plastic Containers



- Remove all lids
- Rinse and flatten and put in the “Plastic Containers Only” provided bin
- Plastic items must be recycled, do not throw any plastics in garbage bins
- All plastics accepted including food containers, household items, laundry detergent bottles etc. No Motor oil or chemical containers please.

Glass Bottles and Jars



- Remove all lids
- Rinse and put in “Glass Only” provided bin
- Glass items must be recycled, do not throw glass into the garbage bins
- All glass accepted including food containers, household items and jars etc.

Tin and Aluminium



- All aluminums and steel cans, aluminums pie plates and foils are accepted
- Rinse thoroughly and put in provided bin.
- Do not include cans that have contained hazardous chemicals or paint.

Newspapers, Magazines & Mixed paper



- Newspapers, phone books, junk mail, magazines, catalogues, office paper & envelopes, cardboard egg cartons, paper bags, paper towel cores and other items that are 100% paper. Staples are accepted.
- Do not include waxed or foil coated paper, drink boxes, Styrofoam, milk cartons, used tissues/paper towels or carbon paper.
- Put in the “Paper Only” provided bin.

Cardboard and Boxes



- Please remove liners/windows empty and flatten
- Put in the “Cardboard Only” provided bin
- Cereal, Pasta, Laundry and Shoe boxes and other cardboard items etc.
- Do not include waxed, plastic-coated cartons or foil gift wrap

SUGGESTIONS FOR RULES & REGULATION MODIFICATIONS

1. All suggestions may be submitted anytime in writing to the resort manager or the Holiday Park Leasehold Association prior to October 31st of each year.
 2. As of January 1st of each year, the Rules & Regulations will be updated & published.
- “*” The **asterix** indicates a new or modification to the Rules & Regulations.

PROCEDURES FOR RULES AND REGULATION ENFORCEMENT *2010*

**Written notices will be in effect for one year (12 months),
from the date of issue.**

Steps:

1. Written notice with explanation.
2. If the infraction is not corrected within a stipulated timeframe then a second written notice will be given with a stipulated timeframe after which an assessment with a fine of a minimum of \$200 will be applied to the leaseholders account. Suspension, removal and/or revocation of privileges may also occur. Fines are at the discretion of Resort Management.

Once a fine has been issued it will not be removed from the account until payment is received. An additional \$200.00 will be added every 30 days thereafter until the fine is paid and the violation corrected.
3. Collections and enforcement will be taken to the fullest extent possible to correct infractions of the Holiday Park Resort Rules and Regulations, and architectural standards. If a leaseholder refuses to follow the rules and regulations their property may be foreclosed on as per the terms of their sublease.
4. In the case of a Renter, if a renter has not corrected the infraction within the stipulated timeframe, the renter and the site/condo owner will be given written notice outlining the infraction. If the problem is not resolved within the stipulated timeframe, the renter will be asked to leave the resort. The site/condo owner will correct the infraction caused by the renter within a reasonable period of time approved by management and be responsible for any costs involved in respect to correcting the said infraction.