



Seasonal Camping – May 1st-October 31st

Rules and Regulations – Summer 2020

We welcome you as a guest at Bingemans Camping Resort.

The following rules and regulations provide the guidelines to deliver for a safe and enjoyable camping season at Bingemans Camping Resort.

If you have any questions or concerns, please direct them to Bingemans Camping Resort Manager.

General

- Seasonal sites are not guaranteed from year to year unless a non-refundable deposit is paid no later than September 15th each year.
- The maximum number of structures per site consists of one trailer and one shed that complies with Bingemans standards
- Speed limit in the park is 20km/h MAXIMUM or less for all vehicles and golf carts
- No fireworks are permitted at any time, including all holidays
- All maintenance requests must be directed to the Camping Resort Manager and not Bingemans Maintenance employees or Camping Resort Attendants
- Any and all contractors must have pre-approval prior to any work being started on or at your site. At no time can changes or modifications be made to Bingemans infrastructure
- The seasonal site is intended for occupant use as listed on the License of Occupation only. At no time is the occupant permitted to sublet or rent out their site to another party
- These rules form part of the License of Occupation for your site and may be amended from time to time
- No outside Firewood is permitted to be brought into any Seasonal Site at any time. Bulk Firewood can be purchased from the Camping Resort Manager at a reasonable price and delivered to your camp site. Or if you wish to purchase just a bag you can do so in the Camping office and receive the Seasonal camper discount.

Fees

- All fees are due and payable according to the seasonal fee structure
- All outstanding charges, including hydro, must be settled prior to November 15th each year. Failure to do so will result in Bingemans refusing to provide you with winter storage and the forfeit of your site for the following season
- Acceptable forms of payment are credit cards, cash, debit and e-transfer. Cheques are not accepted

Trailers

- Trailers more than 10 years old must be approved by Bingemans before they will be permitted in the park
- Bingemans reserves the rights to refuse acceptance of trailers that are in need of significant repair or are poorly maintained regardless of age
- All trailers on seasonal sites must be road worthy and licensed (unless park model) and carry proper liability insurance. A copy of insurance must be provided annually
- Bingemans reserves the right to give written notice to a site occupant should their trailer no longer be deemed suitable to the park
- Should a site occupant be away for an extended period of time all trailer bump outs must be brought in (Riverside Tenants only)

Site Appearance

- Every seasonal site occupant must keep their site tidy, the grass properly trimmed and mowed at all times. Bingemans will give written notice to an occupant should their site be deemed unkempt. The occupant must rectify within 10 days or Bingemans will do so at the occupant's expense
- All items must be stored within a shed or inside the occupant's trailer, stockpiling of debris under trailers and around the perimeter of sheds is not permitted
- Outdoor appliances such as fridges, freezers, washer/dryers, generators are not permitted
- Skids are not permitted on the property for construction, burning or storage. Any skids found on the property will be removed at the site occupant's expense
- Please do not dig or use metal stakes for posts as they can puncture service lines. If damage is caused to the service lines by digging or the use of these stakes the site occupant is liable for the cost of repair
- Occupants may not infringe on creek or river edges as they are federally protected and cannot be disturbed
- Site occupants may dispose of regular household garbage produced at their trailer in the dumpsters located behind the Embassy building or by the main entrance of camping. The disposal of large items or items brought from outside sources is not permitted
- Fire pit & driveway construction must be pre-approved by Bingemans in writing with a scale drawing with a site layout. Must also include a list of materials & supplies before any construction shall commence.
- Sewer caps: Each Riverside site has a sewer cap over the sewer pipe, when you move in please keep this safe. When you move your trailer out this sewer cap will need to be placed back onto

the sewer pipe. If this cap goes missing they can be purchased in the Camping office \$20.00 plus tax.

Vehicles

- Only personal vehicles are permitted within the park. Use of off-road vehicles is strictly prohibited at all times. E-bikes and mopeds may be driven in the park only if licensed, insured and driven by a licensed operator wearing a helmet
- Anyone driving a motorized vehicle of any type in the park may be required to provide driver's license information at any time
- Golf carts, both electric and gas powered, are permitted within the park. Each golf cart must be registered with the Camping Resort Office, carry the site number on both sides of the cart, and be driven by a person who at minimum holds a class G2 license or equivalent. Golf cart rules and sign off forms available at the camping office.
- Anyone found with open alcohol or under the influence of alcohol or drugs while operating a motor vehicle including golf carts will be evicted from the park without further notice
- Golf carts must only be parked in areas marked as vehicle parking, this is for all of Bingemans locations on site, EG. Boston Pizza, Funworx.
- Golf carts must only be driven on public roadways and pathways. Golf carts are not permitted in any area designated "Staff", "Staff only" or with similar signage. Driving on the Walter Bean trail is not permitted
- Golf carts must have functioning headlights if they are being used after dusk
- Golf carts are not to be driven throughout the park after 11:00pm
- Golf carts may be asked to provide testing for excessive noise or pollution emissions
- Overloading of golf carts is dangerous and not permitted for any reason
- No trailers or recreational vehicles are permitted on any seasonal site at any time for storage or for use. This includes but is not limited to: utility trailers, dump trailers, pop up trailers, sea doo's, boats, all-terrain vehicles, construction equipment
- Servicing or washing of vehicles is not permitted on sites
- A maximum of 2 vehicles per seasonal site is permitted. Guest vehicles must be parked in either the Marshall Hall parking lot or the Embassy Room parking lot. Guest vehicles may not be parked on an occupant's site

Sheds

- Only one shed that is constructed on a patio stone base and is portable shall be permitted per seasonal site
- Shed construction must be pre-approved by Bingemans in writing with a scale drawing with a site layout. This must also include a list of materials & supplies before any construction shall commence
- Sheds must be no larger than 10 feet wide by 10 feet long by 8 feet peak height and must meet Ontario Building Code
- Sheds are not permitted to have electricity, plumbing or water on or within, Bingemans reserves the right to inspect any shed at any time

- Should a shed be deemed not suitable, the site occupant will receive written notice and must remove the shed within 10 days at the site occupants' expense
- Unacceptable exterior finishes include but are not limited to; tarps, exposed plywood, particle board or untreated lumber
- Once approval has been granted for the construction of a shed the occupant must complete construction within 10 days

Decks (Riverside Tenants)

- No wooden decks are permitted unless the occupant has a signed pre-existing Grandfather agreement and paid a deposit with Bingemans
- Should the occupant with a signed Grandfather agreement not renew their seasonal contract the deck must be removed at the site occupants expense before the deposit is refunded
- Grandfathered decks are non-transferable between site occupants
- Decks must conform to the outlines in the Grandfather agreement

Patios

- No wooden decks will be permitted (Riverside Tenants)
- Patio construction must be pre-approved by Bingemans in writing before any construction shall commence. Patios can be no larger than 12 feet wide by 24 feet long
- Once patio stones are laid they become the property of Bingemans and must remain on the specific site. No credit will be allowed for patio stones left on a previous site.
- Stairs can be constructed out of treated wood but must be no larger than 4 feet wide by 6 feet long and are portable
- No cinderblocks are permitted in the construction of a patio or stairs
- Once approval has been granted for the construction of a patio the occupant must complete construction within 10 days

Other Structures

- No other structures are permitted on a seasonal site including but not limited to: wood cages, play houses, tree houses, Bunkie's, shelters, tents, hot tubs, laundry facilities, lavatories, outdoor showers, lean-tos, bridges, docks, retaining walls, fences
- Satellite dishes must be affixed to an occupant's trailer and can be done using an existing post. They are not permitted to be mounted to any trees. The installation of additional posts is not permitted
- Gazebos cannot be larger than 10 feet long by 12 feet wide by 10 feet high
- Gazebos must be pre-approved by Bingemans in writing before any construction shall commence
- Picnic tables are available to Seasonal sites at a first ask; first served basics. If you wish a picnic table for your site, please email the Camping Resort Manager and 1 will be delivered to your site as soon as possible. As the end of the camping season please place the table at the end of your site for pick up (Riverside only) One will need to be requested each season.

Propane/Gasoline/Fluids

- Each site is permitted to have no more than 2 propane tanks affixed to their trailer
- No more than 2 propane tanks not affixed to the trailer are permitted
- Propane tanks larger than 40lbs are not permitted
- No other compressed gases are permitted at any time or without written approval from Bingemans
- The following items are permitted: kerosene, citronella, gasoline
- The maximum amount of gasoline permitted per site is 20L

Trees

- Do not break branches, cut or mar trees for any reason. If you feel branches or trees need pruning, please notify the Camping Resort Manager
- Lights and decorations are not permitted to be affixed to trees
- The use of nails or screws in trees is not permitted
- Anyone found destroying or damaging trees may lead to seasonal contract termination
- Trees are permitted to be planted but must be pre-approved by Bingemans in writing before any trees can be planted
- Once trees are planted, they become the property of Bingemans and must remain on the specific site. No credit will be allowed for trees left on a previous site
- Use of chainsaws is not permitted

Pets

- All pets MUST be kept leashed at all times
- Owners must be able to provide proof of vaccination upon request
- Owners are responsible for cleaning up after their pets
- Should a pet become problematic the site occupant will receive written notice from Bingemans and the pet and or site occupant may be required to leave the park

Fires

- Fires must always be contained within an approved fire pit and under control. Fires must not be left unattended at any time. No construction materials, palettes, lumber etc. may be burned in fire pits
- Liquid accelerants are strictly prohibited to be used as fire starters
- In the event of a fire ban, all site occupants are expected to comply with the order of the Fire Chief or Fire Marshall. Failure to do so could result in fines levied by the issuing authority and/or your eviction from the park

Etiquette and Noise

- 11:00pm nightly is quiet time. Outside radios, TV's and other entertainment systems must be turned off. Indoor radios TV's and other entertainment equipment cannot be heard outside or negatively affect other campers
- Although 11:00pm is designated as quiet time, it is always expected that during the day occupants will not in any way infringe upon or disturb other campers. This means that radios, TV's and other entertainment systems will be kept to a reasonable volume, and conversation and activity kept at a level not disruptive to others
- Children and teens under the age of 18 must return to their sites by 11:00pm nightly
- No one is permitted in Amusement areas or non-camping areas once they are closed for the day. This includes but is not limited to: Oasis pool and hot tub, waterpark, mini golf and International Square. Anyone in these areas once closed will be considered trespassing
- Campers are not permitted on the Flag Raiders site at any time unless they are specifically participating in an event at that location

Alcohol/Cannabis

- Alcohol is permitted on an occupant's site. Occupants are not permitted to walk around or through the park with open alcohol. Open alcohol found in vehicles or golf carts will result in eviction from the park
- An occupant who knowingly supplies or allows access to alcohol by minors will be evicted from the park
- Smoking Tobacco cigarettes, or Cannabis is permitted on the Occupants site only. Both are prohibited in all Common areas of Bingemans entire property.

Guests

- Occupants are responsible for their guests and their behaviour whether on an occupant's site or not. It is expected that occupants will inform their guests of the rules and regulations of the park and they will act accordingly
- Guest vehicles must be parked in either the Marshall Hall parking lot, Embassy Room parking lot or by the camping office. Guest vehicles may not be parked on an occupant's site
- Guests must leave the park by 11:00pm nightly

Sale of Trailers

- Occupants wishing to sell their trailer may post a notice at no charge in the Camping Resort Office. For sale signs are not to be posted at an occupant's trailer or site
- Seasonal sites are not transferrable. Should an occupant sell their trailer, the site is returned to Bingemans and the new purchaser must follow new seasonal application process
- Bingemans reserves the right to decide whether new owners:
 - May use the existing site
 - May have another site in the campground
 - Must leave the existing site and the campground

Winter Storage

- Only the trailer from an occupants' seasonal site may be stored on Bingemans property over the winter
- Vehicles, utility trailers, golf carts etc. are not to be left on winter storage site
- Winter storage fees must be paid, and contract must be signed prior to trailer being stored
- Any trailer moved to winter storage without a signed agreement will be removed from the property at owners' expense
- You are required to place your trailer, with proper site identification in the window on the site you are assigned
- All trailers must be removed from Riverside by October 31st annually. Failure to do so will result in additional charges applied and the forfeit of your site for the following season.

Update - January 2020.



Seasonal Rules and Regulations Sign-off

These rules form part of the License of Occupation for your site and may be amended from time to time as deemed necessary for the general safety or proper and efficient management of the Park.

I, _____ (print name), thoroughly have reviewed the attached document of Seasonal Camping Rules and Regulations and fully understand and agree to adhere by them.

Occupant Name

Bingemans Inc.

Owner

Signature of Occupant

Signature of Owner

Site #: _____ Date: _____