

**PIGEON LAKE CAMPERS  
ASSOCIATION  
RULES AND REGULATIONS**

As of May2023



**SECTION (1)**

***WE THE MEMBERS OF PIGEON LAKE CAMPERS ASSOCIATION HAVE MADE A CONSIDERABLE FINANCIAL INVESTMENT IN OUR RESORT. VOLUNTARY RULE COMPLIANCE WILL ENSURE THAT OUR INVESTMENTS DO NOT DETERIORATE.***

ANY VIOLATION OF THE RULES IN SECTION (1) COULD (AS DEFINED IN BY-LAW 1F, SECTION 21 & 23) BE CONSIDERED CONDUCT, WHICH IN THE OPINION OF THE BOARD OF DIRECTORS IN ITS EXCLUSIVE JURISDICTION, IS EITHER UNWORTHY OF A MEMBER OR OTHERWISE INJURIOUS TO THE INTERESTS OF THE CORPORATION, AND SHALL RENDER A MEMBER LIABLE TO EXPULSION FROM THE CORPORATION, PROVIDED THAT BEFORE EXPELLING A MEMBER, THE BOARD OF DIRECTORS SHALL CALL UPON THE MEMBER FOR AN EXPLANATION OF HIS OR HER CONDUCT.

ALL FINES IN SECTION 1 AND 2 ARE EXPRESSED AS A PERCENTAGE OF THE CURRENT ANNUAL MAINTENANCE FEE, AND WILL BE LEVIED AFTER THE FIRST VIOLATION OF THAT DESIGNATED RULE.

All fines issued for the same infraction within a three year period of the initial violation are to be doubled. (EG. 1st fine 2% 2<sup>nd</sup> fine 4% 3<sup>rd</sup> fine 8%)

- (A) No member shall breach any Federal or Provincial law on Pigeon Lake Campers Association property. The O.P.P. will be notified if any such breach occurs.
- (B) No one is authorized to change, alter, or divert any of the Resorts plumbing or electrical facilities. (Fine: 5% + COSTS)
- (C) Individual fireworks displays are not permitted within the resort at any time. (Fine: 2% per occurrence)
- (D) The display or discharge of any type of gun, rifle, bow and arrow, slingshot, etc. is prohibited within the resort. (Maximum Fine 5%)
- (E) No member shall verbally abuse, abuse physically, nor threaten physically any member of the resort staff, members of the Board of Directors, store personnel, guest of a member, renter, or any other member of the Association. (Fine: No higher than 10%)
- (F) In the event of vandalism by a member, member's guest or renter, an immediate fine of 5% of the current annual maintenance fee will be levied, plus all costs to replace or repair the damaged property, whether park or private property.
- (G) After a member has been notified in writing, of a decision by the Board of Directors, no member shall refuse to comply with that decision. (Fine: 10%)

## Section (1) continued

(H) A member who has received 3 Notice of Rule Violations for the same infraction under section (2), will automatically be assessed under section (1).

(I) The Notice of Rule Violation System outlined in section (2) of these rules does not preclude a member being called before the Board of Directors under section (1) for conduct unbecoming a member of the Association, even in the absence of three Notice of Rule Violations.

(J) It is against resort policy to congregate or loiter in the public areas after 11:00 p.m., unless such gathering is an organized event sanctioned either by Recreation Joint Council, Management, or the Board of Directors.

(K) No member may obstruct any roadway within the park.

(L) The removal of, or part of any barrier design to restrict vehicle or pedestrian traffic (fencing or other) is strictly prohibited (Fine 15%)

THE BOARD OF DIRECTORS APPOINTS THE MANAGER OF THE RESORT, OR HIS DESIGNATE, TO BE RESPONSIBLE FOR THE ENFORCEMENT OF THE RULES, AND THE ADMINISTRATION OF THE NOTIFICATION OF RULE VIOLATIONS SYSTEM. MEMBERS SHOULD NOTIFY THE RESORT'S MAIN OFFICE OF ALL RULE VIOLATIONS, BUT SHOULD ALSO NOTIFY THE O.P.P. FOR ANY BREACHES OF THE LAW.

**MEMBERS TO BE ASSESSED UNDER SECTION (1), WILL RECEIVE A WRITTEN NOTICE FROM THE BOARD OF DIRECTORS TO ATTEND A MEETING FOR THE PURPOSE OF MEMBERSHIP REVIEW. A FAILURE BY A MEMBER TO APPEAR AT THE ABOVE INTERVIEW, WILL ALLOW THE BOARD OF DIRECTORS TO PROCEED WITH A MEMBERSHIP REVIEW WITHOUT MEMBER INPUT.**

ANY NOTICE REQUIRED TO BE GIVEN TO THE MEMBER SHALL BE SERVED PERSONALLY OR ADDRESSED BY REGULAR MAIL OR EMAIL TO THE MEMBER AT THE LAST ADDRESS OF THE MEMBER CONTAINED IN THE RECORDS OF THE ASSOCIATION. IF MAILED, THE NOTICE SHALL BE DEEMED TO HAVE BEEN RECEIVED ON THE THIRD BUSINESS DAY FOLLOWING THE DAY ON WHICH IT WAS MAILED.

**SECTION (2)**  
**NOTIFICATION OF RULE VIOLATION SYSTEM**

CO-OPERATION IS NATURALLY THE MOST IMPORTANT INGREDIENT FOR RULE ENFORCEMENT. HOWEVER, AS CO-OPERATION IS NOT ALWAYS RECEIVED, A NOTIFICATION OF RULE VIOLATION SYSTEM IS IN PLACE TO SUPPORT OUR RULES.

WHEN A MEMBER HAS RECEIVED NOTICE OF A RULE VIOLATION THAT REQUIRES CORRECTIVE ACTION, THE NOTICE OF VIOLATION WILL STATE THE TIME ALLOWED FOR CORRECTION, AND THAT A SECOND VIOLATION WILL BE ISSUED AFTER THAT TIME HAS EXPIRED.

1st Violation - The park manager or his designate will issue a written notification for a violation of a rule, along with the applicable fine.

2nd Violation - The park manager or his designate will issue a written warning for violation of the same rule twice (along with any applicable fines). It would be explained that the member had previously received a written warning for violating the same rule and that a third violation of this same rule would result in a citation with a fine of 5% of the current maintenance fee in addition to any one time occurrence fines.

3rd Violation - A citation would be issued with the above noted additional fine, allowing 14 days for payment.

- A notice would be posted throughout the resort for 14 days, explaining to all members that the member had received three violations for the same rule infraction.

- The Board of directors would begin the membership review procedures outlined in section (1) of these rules, and may decide to expel member as a result of his or her conduct.

ALL OF THE ABOVE NOTICE OF VIOLATIONS WILL OUTLINE AN APPEAL PROCEDURE FOR ANY MEMBER WHO DISAGREES

WITH THE STATED RULE INFRACTION, HOWEVER, IF AN APPEAL HAS NOT BEEN MADE, ALL FINES WILL BE CONSIDERED DELINQUENT ACCOUNTS AFTER 14 DAYS, AND WILL BE SUBJECT TO THE DELINQUENT ACCOUNTS SECTION OF BY-LAW 1F, AND THE "DEFAULT BY MEMBER" SECTION OF THE MEMBERSHIP AGREEMENT.

ALL VIOLATIONS AND CITATIONS WILL BE RETAINED ON RECORD FOR A PERIOD OF THREE YEARS, AND NONE OF THE ABOVE WILL SUPERSEDE BY-LAW 1F OR ANY OTHER REMEDIES NECESSARY TO SUPPORT THE RULES OF THE RESORT.

REOCCURRING INFRACTIONS WILL RESULT IN THE AMOUNT OF THE FINE DOUBLING WITH EACH REPEAT OFFENCE

ALL VIOLATIONS CARRY A MINIMUM OF A 2% FINE UNLESS OTHERWISE STATED.

**1. VEHICLES**

- a) A campsite will have on its premises up to one vehicle and one trailer only.
- b) A vehicle must be parked in the members designated driveway when the member, guest or tenant is present in the park
- c) A site must have a designated parking area, a vehicle parked on a site must be parked in this area.
- d) Parking is not permitted on roadways, and all traffic signs must be obeyed.
- e) Licensed motor bikes may be driven from the park entrance to and from the campsite only. Unlicensed derelict vehicles of any kind, Mini bikes, ATVs, motor bikes or any other motorized vehicle, licensed or otherwise, cannot be operated within the resort, or stored in the Resort at any time. Note: Electric motors on bicycles cannot be used within the resort. (Fine 2%)
- f) The maximum speed limit on all roadways within the resort is 10 k.p.h.

- g) Windshield stickers are to be displayed on the lower right corner of each member's windshield, or produced upon entry into the park. No person other than a member may obtain or use a windshield sticker.
- h) All members and guests will stop their vehicle at the security building before entering the resort.
- i) No commercial vehicle longer than 25 feet may park within the resort.
- j) Only medically approved handicapped vehicles will be allowed in the park.
- k) Parking in another member's driveway is not permitted without permission. (Fine 2%)

## 2. GUESTS AND RENTERS

- a) Guests and renters are expected to honour the same rules and regulations established for members. Members are responsible for their guest's and renter's conduct within the resort and will receive a notice of rule violation for each rule violated by a guest or renter.
- b) It is the responsibility of the member to give the following information to the security staff prior to the entry of a guest or renter.

The name of the guest or renter the name and site number of the host member, the expected length of stay at the resort

- c) All guests or renters shall obtain a temporary identification ticket at the security building upon entry, and display same on the dash of their vehicle while in the resort.
- d) Guests and renters do not have the same rights and privileges as a member, and may be evicted from the resort, by park management, for any rule violation.

### Rules and Regulations for Boat and Docks:

The intent of these rules is to allow all members to have equal access to these limited facilities. Please notify the office if a situation arises that makes it difficult for you to comply to these rules or a fine may be issued.

## 3. a) BOATS AND DOCKS.

Any member eligible for a dock must not have any monies owing to the park as of April 1st in any given calendar year and all members on the change list and/or waiting list for docks, when their name comes up must also meet all the requirements. Any dock holder who is in arrears as of August 15<sup>th</sup> of any calendar year will not be eligible to rent a dock the following year.

- A. Only a member can rent a dock. One dock per site.
- B. Only one water craft of any kind can be registered per dock.
- C. Docks cannot be rented to members with a boat/watercraft longer than 22 feet and also wider than half the water space less 12 inches. The Resort Manager has to confirm the actual measurements of the watercraft based on its widest point and longest point excluding the motor prior to entering their dock.
- D. All dock holders must provide the office with the following information/documentation which will include the make-model, registration and license number of the watercraft as well as the name of the insurance firm with the policy number.
- E. The information form must be signed and returned to the office before your boat/watercraft can be placed in the basin. By signing, you agree to be bound by the above mentioned rules. Incomplete or unsigned forms will be returned and by not signing, or not returning this form, the office will re-assign the boat dock in question and refund payment if it has already been made.
- F. Dock fees are due March 1st. 15 days past the due date, a letter of delinquency will be issued allowing 10 days for full payment to be made. If the fees are not paid by this time the dock will be reassigned.
- G. The original Transport Canada Pleasure Craft License form must be taken to office to be copied.
- H. A dock holder will submit new information/documentation to the resort manager when replacing a boat or watercraft prior to entering their dock.

- I. If a member that has applied for a dock and does not yet have a boat/watercraft or has a boat/watercraft that does not meet the measurement requirements can sublet or leave the assigned dock empty for one season only. The dock holder must then place his/her own boat/watercraft into their assigned dock or the dock will be re-assigned.
- J. Dock holders who want to sublet their dock must do so through the office. Subletters are not allowed to rent or sublet or lend to non-members. Sublet fee must be no more than the current Dock Fees as set by PLCA.
- K. An identification tag is required to be attached to the front ring of the dock by PLCA staff. This tag will display the following: Dock #, Current Year, Member Site #, Pleasure Craft License # and where applicable watercraft description, i.e. watercraft with motor under 10hp. Watercraft in any dock that does not match the tag and/or documentation on file must be removed from the basin upon notification. If not removed, management will contact appropriate authorities to have the vessel removed.
- L. Watercrafts and trailers may not be parked or stored in any of the member's lot or visitor parking areas after Victoria Day. Watercraft trailers may be parked in the designated area only which is currently across the road from the trailer park. Watercraft may be temporary parked for repair or cleaning with management approval only.
- M. All watercraft may be stored on a member's site from the end of the Labour Day weekend to the end of the Victoria Day weekend only unless it can be completely stored unseen under the member's trailer or deck.
- N. All watercrafts must be removed from the basin prior to the last day of Thanksgiving Day weekend.
- O. Fishing or swimming is not permitted in the entrance/exit or in the boat basin at any time.
- P. When entering and exiting the boat basin, all water craft must follow a 'dead slow' restriction.
- Q. All water craft exiting the basin always have the right of way over water crafts entering the boat basin.
- R. **Failure to comply with any of the above rules and misrepresentation of facts could result in the relinquishment of the boat dock as well as a 10% fine.**

Revised by Rules & Regulations Committee April, 2023

#### Rules and Regulations for Posts and Racks:

The intent of these rules is to allow all members to have equal access to these limited facilities. Please notify the office if a situation arises that makes it difficult for you to comply with these rules otherwise a fine may be issued.

#### 3. b) POSTS AND RACKS:

Any member eligible for a post or rack must not have any monies owing to the park as of April 1st in any given calendar year and all members on the change list and/or waiting list for posts or racks, when their name comes up must also meet all the requirements. Any post or rack holder who is in arrears as of August 15<sup>th</sup> of any calendar year will not be eligible to rent a post or rack the following year.

- A. Only a member can rent a post or rack.
- B. One post and/or rack per site.
- C. All post and/or rack holders must provide the office with the following information/documentation which will include the make-model, registration and license number of the watercraft if applicable as well as the name of the insurance firm with the policy number if applicable. (ie. Seadoos)

- D. The information form must be signed and returned to the office before your water craft can be placed at the post or rack. By signing, you agree to be bound by the above mentioned rules. Incomplete or unsigned forms will be returned and by not signing, or not returning this form, the office will re-assign the post or rack in question and refund payment if it has already been made.
- E. Post and/or rack fees are due March 1st. 15 days past the due date, a letter of delinquency will be issued allowing 10 days for full payment to be made. If the fees are not paid by this time the post and rack will be reassigned.
- F. The original Transport Canada Pleasure Craft License form, where applicable, must be taken to office to be copied.
- G. A post and rack holder will submit new information/documentation to the resort manager when a member is replacing a watercraft prior to making use of their post/rack.
- H. If a member that has applied for a post or rack and does not yet have the watercraft, they can sublet or leave the assigned post or rack empty for one season only. The post or rack holder must then place their own watercraft at their assigned post or rack or the post or rack will be re-assigned.
- I. Post and rack holders who want to sublet their post or rack must do so through the office. Subletters are not allowed to rent or sublet or lend to non-members.
- J. If a member gives up their post or rack, it is that member's responsibility to promptly remove all their watercraft, ramps, deck boxes etc., from the area. If the items remain management will arrange removal and all associated costs will be charged back to the member.
- K. The number of water craft per post or rack is limited to 3 maximum as well as the size of the watercraft must be approved by the Park Manager first prior to assignment of post and rack. One resin deck box per post is allowed. The maximum size cannot exceed the following: Length <4ft (122cm), Width <2ft (61cm), Depth <2ft (61cm). The size of the water craft could limit the number of watercraft allowed at the post. No watercraft can extend beyond the post onto the common area. All items must be placed 6 inches less than the ½ way mark between posts. **Check with manager.** The member is responsible for maintaining the designated post area, maintaining the grass, keeping the area clean and without debris.
- L. An identification tag is required to be attached to the post or rack once assigned by the office. This tag will display the following: post or rack #, Current Year, Member Site #, Model Number, Pleasure Craft License # (if applicable) and where applicable watercraft description, i.e. red canoe. Watercraft in any post or rack that does not match the tag and/or documentation on file must be removed from the post or rack upon notification. If not removed, management will contact appropriate authorities to have the vessel removed. In addition, any watercraft discovered at an unassigned post or rack will be removed.
- M. Watercrafts and trailers may not be parked or stored on any of the member's site(s) or visitor parking areas after Victoria Day. Watercraft trailers may be parked in the designated area only which is currently across the road from the trailer park. Watercraft may be temporarily parked for repair or cleaning with management approval only.
- N. All watercrafts must be removed from your designated post and rack prior to the last day of Thanksgiving Day weekend. All watercraft may be stored on a member's site from the end of the Labour Day weekend to the end of the Victoria Day weekend only.
- O. When entering and exiting the post and rack area, all water craft must follow a 'dead slow' restriction to ensure the safety of all people and pets.

- P. When entering and leaving the posts and racks area on the water, give non-powered craft including sailboats, canoes, kayaks, pedal boats, sailboards the right-of-way over power-driven pleasure craft.
- Q. **Failure to comply with any of the above rules and misrepresentation of facts could result in the relinquishment of the post or rack as well as a 10% fine.**

Revised April, 2023 by Rules and Regulations Committee

#### 4. PETS

- a) Pets are to be restricted to a member's site, and when being walked must be on a leash no longer than 6', and under control.
- b) When off its owner's site, an unleashed animal is considered to be at large, and the Animal Control Officer will be called.
- c) Members are responsible for cleaning up after their pets.
- d) Pets are not permitted in the pool, playground, or beach areas.
- e) The Board of Directors and/or management reserve the right to apply the necessary actions if any to any pet that shows any signs of aggression or is deemed to be hazardous to others. Actions will be taken on case to case bases.
- f) A site may have only 2 pets residing on its premises.

#### 5. ALCOHOL

- a) Bring your own alcoholic beverage (BYOB) is permitted for park sanctioned events. Alcoholic beverage shall not be carried in open or glass containers. All alcoholic beverages are to be carried in discreet plastic or metal containers in the common areas of the park and the upper adult recreation hall. Persons under the age of 19 attending the event must be accompanied and supervised by an adult. No member/guest shall supply any person under the age of 19 with alcoholic beverages.
- b) In addition to a notification of rule violation, the O.P.P should be called for all breaches of the law, including drinking under age.

#### 6. SMOKING/SMOKING RECREATIONAL CANNABIS AND VAPING

- a) Smoking tobacco, recreational cannabis or vaping are prohibited in all Resort buildings and enclosures including but not limited to maintenance building or offices, recreation hall, teen room, pre-teen room all washrooms, guard shack or the store. Smoking tobacco, recreational cannabis and vaping are also prohibited at the beach and the playground. No smoking/vaping tobacco within 20 feet of all building entrances and enclosures.
- b) Smoking/Vaping recreational cannabis is restricted to members' sites.

#### 7. INDOOR DESIGNATED ENTERTAINMENT SPACES

- a) **Upper Adult Recreation Hall:** Open daily from 8:00 am until 10:00 pm. Hours may vary due to scheduled or park sanctioned events.  
Any functions held in the upper adult recreation hall where children are invited must be sanctioned by the park or board of directors. All children under the age of 19 must be accompanied and supervised by a designated adult.

#### Rules for Sanctioned Adult and Family Recreational BYOB Events

**Sanctioned Events Definition:** Events approved by the Park Manager or Board of Directors

**Unsanctioned Events Definition:** Unscheduled events that require Park Manager or Board of Directors Approval.

1. Any activity/event held in the upper adult recreation hall where persons under the age of 19 are invited guests must be sanctioned by the park manager or board of directors.

2. a) All sanctioned adult and family recreational BYOB events must be booked through a recreation executive to avoid scheduling conflicts. These events must have a recreation committee approved coordinator present.

b) All unsanctioned adult and family recreational BYOB events must also be booked through a recreation executive to avoid scheduling conflicts. All of these events must have a recreation committee approved coordinator present.

3. a) Bring your own alcoholic beverage (BYOB) is permitted for park sanctioned events. Alcoholic beverage shall not be carried in open or glass containers. All alcoholic beverages are to be carried in discreet plastic or metal containers in the common areas of the park and the upper adult recreation hall. Persons under the age of 19 attending the event must be accompanied and supervised by an adult. No member/guest shall supply any person under the age of 19 with alcoholic beverages.

b) Persons under the age of 19 will not be admitted into the upper adult recreation hall unless it is for a sanctioned family activity/event where they have been invited.

4. All members and guests need to respect the rules, coordinators, staff, the venue and the other participants.

5. All events will have a start and finish time within the by-laws of our park

6. All members and guests must adhere to the rules of the venue.

7. The coordinator, staff and security are authorized to ask a participant to leave if they refuse to follow these rules.

In addition to a notification of rule violation, the O.P.P should be called for all breaches of the law, including drinking under age.

X **b) Teen Room:** Open daily from 8:00 am until 9:00 pm  
Age Group permitted: 13 to 17  
This room is self-supervised by the teens

**c) Pre-Teen Room:** Open daily from 9:00 am until 5:00 pm with a staffed coordinator  
(Hours may vary due to staff availability)  
Age Group permitted: 6 to 12, children under the age of 6 must be accompanied by an adult or Designate.

Rules: 1. No food or drink  
2. Respect yourself, respect the room and supplies and respect others  
3. No swearing/bad language  
4. No wet/damp swimwear  
5. No bare feet

## 8. SIGNS

- a) "For Sale" signs on campsites may only be posted on a window inside a member's trailer or Florida room.
- b) Signs, placards, or displays cannot be attached to any building, structure, or tree without the park Managers approval.

## 9. GARBAGE

- a) Garbage must be tied in "CLEAR" plastic bags and placed in the containers for this purpose.
- b) Garbage will not be burned in campfires.
- c) Between Thanksgiving and April, garbage is the individual members responsibility and should be taken home or to the dump.
- d) Items other than bagged household garbage are the responsibility of the individual member and are to be taken home or to the dump. Passes to the dump are available at the office. (Fine 2%)
- e) Disposition of refrigerators, freezers, and other large appliances is the responsibility of the member. Please contact the Park Manager for disposal options and instructions. These are not to be left for park disposal. (Fine 2%)

## 10. NOISE

- a) Radios, stereos, etc. are to be restricted to a volume that will not disturb members.
- b) Quiet hours are: Monday thru Thursday - 12:00 a.m. to 8:00 a.m. Friday thru Sunday & Statutory Holidays - 1:00 a.m. to 8:00 a.m.



## **11. BUILDING RENOVATIONS AND TRAILER PLACEMENT (See also P.L.C.A. Building Regulations)**

- a) The location and placement of trailers shall be determined by the resort Manager. The Manager is to be given written trailer size and details prior to purchase and Trailer Permits must be completed and approved prior to delivery. A propane inspection is required after the trailer is installed on the site and a copy of the inspection report delivered to the office. The manager or his designate to use their discretion to do what is necessary to place a new trailer on a site.
- b) Transferring of Trailers, Decks and Florida Rooms from one site to another – The location and placement shall be determined by the Resort Manager. Transfer Trailer, Deck, Florida Room Permit(s) must be completed and approved prior to transfer. The manager or his designate to use their discretion to do what is necessary to place a new trailer on a site.
- c) The Park recognizes an 18 foot unobstructed road allowance. All construction including sheds, decks, Florida rooms, fencing, TV antennae, ground and driveway coverings other than grass and gravel, Gazebos, etc. require the approval of the Resort Manager or his designate
- d) Members will be responsible for any costs or damages to any site or park facility caused by their contractors, their agents, or themselves, when installing or removing trailers/and or their sites.
- e) All equipment within a trailer - electrical - plumbing - heating - propane utilities - must be in original working order.
- f) The first tread of any deck stair cannot exceed two (2) feet.

## **12. WATER / WATER RESTRICTIONS**

- The water will be turned off on the 15<sup>th</sup> of October unless it falls on a Friday, Saturday or Sunday. The water will then be turned off on the next PLCA business day following the 15<sup>th</sup>. In the Spring the water will be turned on April 15<sup>th</sup> or the first PLCA business day following the 15<sup>th</sup>. Both water off and water on is at the Manager's discretion and or weather permitting.
- a) No member may operate automatic sprinklers of any kind, (fine 2%) Common grounds maintenance excluded.
  - b) All watering will be done by hand, with the North side of the park watering on even days, and the south side odd days. (Fine 2%)
  - c) Washing of cars must be done at the lake pump facility. (Fine 2%)
  - d) Trailer washing is permitted any time, except during July and August, when it is permitted only on a member's odd or even day for watering.  
Open end hoses are not permitted; all hoses must close automatically when not in hand. (Fine 2%)
  - e) Wading pools are limited to 12 inches deep and 48 inches wide. Pools must be emptied and stored or covered when site is not occupied. Pools may only be filled on your days to water (Fine 2%)

## **13. THE STORAGE OF UTILITY TRAILERS, BOAT TRAILERS, SNOWMOBILES, POP-UPS, ETC.**

- a) Member's sites may be used for storage between the Labour Day weekend and the Victoria Day weekend only. After this time period all boats, trailers, snowmobiles, and pop-ups etc. must be removed from the park unless approved by park management.
- b) Nothing other than a boat trailer is to be stored in the designated area. All boat trailers are to have the owner's site number painted on the tongue. The definition of a boat trailer will be at the discretion of the Resort Manager.
- c) Before being able to take your trailers to the storage area an identification form must be filled out through the office.

## **14. TREE'S**

- a) Trees taller than fifteen feet can only be cut down with the Resort Manager's approval. (Fine 5%)
- b) When cutting down trees, the member or member's contractor is responsible for any damage caused to another member's property. This also applies if resort property is damaged.
- c) No member shall enter upon another member's site, and wilfully cause any damage. (Fine 2%)
- d) Trees may not be grown under the park's power lines. Trees becoming a threat to power lines members, member's, or member's sites will be cut down at the member's expense.
- e) The park recognizes an 18 foot road allowance. Trees, bushes, etc. will be trimmed to comply with this allowance, and to allow 12ft trailers access around corners.

## **15. OCCUPANCY**

- a) NOTE: The Park is officially closed for the season and the Municipal permit expires on November 15<sup>th</sup>. If you attend the park it is at your own risk while the park is officially closed and the member(s) shall hold the park harmless. Rentals are allowed from the Friday of the May long weekend until the Monday of Thanksgiving weekend only. Rentals are not allowed while the Park is closed. The official Park spring reopening is determined by our manager.

- b) All members' sons, daughters, or guests who are under the age of 19 will only be permitted to occupy a member's site when an adult is present at the trailer. Members may pre-arrange with management a substitute adult, who will function as replacement chaperon, bearing all the same responsibilities as a member.
- c) No member, Guest, or Renter shall enter upon another member's site without invitation, except for emergency purposes, maintenance staff or special events authorized by management. (Fine 2%)

#### 16. TRAILER REPAIRS

- a) All exterior repairs are to be done in a professional manner, and will not change the original design, appearance, or structure.
- b) 1) All trailers coming into the park require a propane inspection immediately after placement on the site.  
2) In addition trailers listed for sale require a propane inspection report before the closing of a sale.
- c) Trailers may be trapped for winter storage from Labour Day to Victoria Day, and from Victoria Day to Labour Day, for emergencies only, no longer than 20 days.

#### 17. OTHERS

- a) A small clothesline is permitted in an inconspicuous location for bathing suits and towels only.
- b) One tent is permitted on a trailer occupied lot overnight only, and it must be dismantled in the daytime, except in inclement weather.
- c) Children are the responsibility of the parent members. Therefore, parents will be responsible for the rule violations or damage caused by their children.
- d) A member's site must be kept neat in appearance, clean, and all structures in good repair. After official notice in writing to correct or repair, and a reasonable time has passed, the situation will be remedied by hired contractors at the members expense.
- e) 1) Heaters or air conditioners of any kind may not be left on while a trailer is unattended for more than 24 hours. (Fine 2%)  
2) In the event of an electrical emergency deemed by the park management or the board of directors, the above mentioned may impose a temporary air conditioner ban in the park. Once imposed the ban will be in effect until the park management and or the board of directors feel the electrical emergency has been rectified or air conditioners no longer impose a strain on the system. Failure to comply with this temporary ban will result in a 3% fine and because of the severity concerning the health and wellbeing of our members there will be an automatic membership review. (Fine 3%)
- 3) The hydro is turned off from November 15 - April 1 at the main breaker panels by management. Breakers are only to be turned on while visiting and turned off when leaving your site during the winter. (Fine 2%)
- f) Commercial business within the resort must have the approval of the Board of Directors. Solicitation of any kind either by mail box, or door to door is not permitted, unless approved by the Manager, Board of Directors or as part of a recreation function. (Fine 2%)
- g) Resort office telephones can only be used by members for emergency purposes.
- H) All members who choose to have mail delivered to Pigeon Lake Campers Resort do so at their own risk. Members' mail received by the Resort staff will be placed in the mail bin in the lower rec hall hallway. It is the Members' responsibility to track and pick up their mail/package. All unclaimed mail will be returned to the post office.
- i) Campfires must be extinguished before retiring and shall not be large enough to represent a hazard. Campfires may also be banned, at the discretion of the resort Manager, during dry periods, fires must not be left unattended (Fine 10%).
- j) Any membership, which is in arrears for forty-five days, either in full or in part, from each instalment due date, may have the utility services terminated to the site, until such time as all monies and accumulated interest is paid. "Power of Sale" measures will be implemented 60 days after DEFAULT pursuant to By-Law 1F Sec. 23 and the Membership/Occupancy Agreement "Default by Member" section.
- k) After the power has been interrupted to a member's site, a fee will be charged for reinstatement. (2% of maintenance fees)
- l) No one may use any motorized equipment owned by the resort. A 20% fine plus equipment repair costs, plus any property repair costs will be levied for this infraction.
- m) Park washrooms are not co-ed (Fine 10% per person that is in the wrong washroom) excluding children under 10 years old with parents, guardians or members requiring assistance.
- n) A fine of 15% of the current maintenance fees will be applied to the membership of anyone caught making prank 911 calls, the O. P. P. will also be contacted.
- o) Sheds are not to be converted into living or sleeping quarters. (Fine 10 %)
- p) Ponds and waterfalls are prohibited from being built in the resort. (Fine 10%) without management approval
- q) Ponds are to be covered or drained when a member's site is not occupied. (Fine 10 %)
- r) Any tampering with the defibrillator also known as an A E D (Automated External Defibrillator) unit other than for emergency purposes will incur a minimum \$2500 fine. Plus the cost of repairs

## **POOL RULES**

- 1) No persons infected with a communicable disease or having open sores on his or her body shall enter the pool.
- 2) No person shall bring a glass container onto the deck or into the pool.
- 3) No person shall pollute the water in the pool in any manner; spitting, spouting of water and blowing of nose in the pool or on the deck are prohibited.
- 4) No person shall engage in boisterous play in or about the pool.
- 5) The maximum number of bathers permitted on the deck and in the pool at any time; 158 with 3 lifeguards, 125 persons with 2 lifeguards, and 30 bathers with 1 lifeguard. The location of the telephone that is available for emergency use is located in the office, pay phone by washrooms or the security building.
- 6) Each bather shall take a cleansing shower or bath using soap and warm water before entering the deck
- 7) **Other Rules include:**
  - a) Obey the lifeguard
  - b) No diving in shallow end
  - c) No running
  - d) No horseplay
  - e) No food or drink or smoking
  - f) Remove shoes and wash feet (excluding water shoes)
  - g) Water wings and other floats only when accompanied by an adult
  - h) No animals allowed in pool area

## **Beach Rules**

1. No dogs in beach area
2. No alcohol
3. Bicycles must be placed in the bike rack
4. No chairs in the lake or removed from the beach area
5. Please stack chairs when done
6. No glass containers in beach area
7. Beach is unsupervised
8. Swim at own risk
9. No water skiing in beach area

## **911 Signs**

911 Signs require that all site addresses to be uniformly identified and displayed in order to aid emergency response teams locate their intended destination. This means that the back lit illuminating green plate with the member's lot number erected on the metal post identifying your site number **MUST** be visible from a distance. To accomplish this, the post and attached number sign should be located approximately 2 feet onto your site when measured from the road and within 5 feet from your driveway. The sign must be clearly visible with no obstructions. The sign is **NOT** allowed to be attached to your fence, deck or in your trailer window. Please contact the office if you have lost your post or number sign. There will be a charge to replace either or both. Failure to comply with this regulation will result in a 5% fine.

## **Trademark Rule**

The use of Pigeon Lake Campers Association (PLCA) and Pigeon Lake Campers Resort (PLCR) is protected under Canada's Trade-Mark Act and the use of either is strictly controlled. Any use of its name or logo is not permitted unless prior approval has been obtained from PLCA Board of Directors and subsequent monitoring and oversight is provided in accordance with PLCA's Policy on Social Media and Websites. Any unauthorized use by the resort members will be subject to a fine of no less than 5% of the member maintenance fee payable in the year of the infraction and an additional fine of 5% will be levied for every month thereafter until such unauthorized use has been discontinued.

**SECTION 2(B)**  
**BUILDING AND GROUNDS REGULATIONS**

A building permit which is available at the main office must be submitted for approval by management for any of the following: Florida Rooms (pre-manufactured or wood frame) - Decks - Fencing - Gazebo's - Awnings (metal or wood frame) prior to submitting your application to the township - Utility and Storage Sheds - TV Towers -Ground and Driveway coverings other than grass or gravel - all construction requiring any excavation. The Park recognizes an 18 foot unobstructed road allowance. A fine of 15% of the current annual maintenance fee will be issued for any violation of the above. Once granted, a building permit will be valid for 12 months only.

All of the above must conform to the Building Regulations set out for the parks' membership, and is an addendum to these rules and regulations.

All equipment within a trailer - electrical – plumbing – heating – propane utilities – must be in original working order.

**Grass Cutting**

It is the member's responsibility to keep the ground cover growth of their site maintained. If and when the ground cover growth of a member's site exceeds the height of 8" or 20cm and / or at the manager or his designates discretion, a warning will be issued. Following this warning, action must be taken to rectify the situation of the ground cover growth within 7 days of the notice. Failure to rectify the situation will result in the park staff cutting the ground cover growth at a fee of 3% of the annual maintenance fee.

**Lot Coverage**

Trailers: All trailers coming into the park need a permit. Please see office for details. No trailer can be more than 45' (feet) in length and overall width of 12' (feet) including tip outs. The height of all the trailer can only be 20'(feet) high from the base of the tires to the top peak of the roof. No additions can be added to the existing roof line of the trailer designed to increase the square footage of the trailer. The overall square footage of the interior of the trailer can only be 540 square feet.

**Cement Pads:**

Cement pads require a permit and pre-approval of the Manager. Pads can be installed under the trailer as long as it is no higher than 4" (inches) above the highest natural grade of the lot and the length and width of the trailer. Pads must also follow the guidelines of our rules and it must be placed one foot inform the lot lines on all sides which is determined by the Manager or Assistant Manager of the resort before installing. Cement pads to be installed under decks are to comply with the townships requirements for decks and therefore require a permit. If at any time our staff has to gain access under the cement pad on your lot, the cost of the accessibility and repairs will be the responsibility of the member.

**Please see the Building Permit Application for more details**

Revised May 2023  
By Pigeon Lake Campers Association (gc)

