

2027 SEASONAL TERMS AND CONDITIONS

We appreciate your patronage and shall try in a friendly, reasonable way to make your stay at Oak Island Resort Campground both pleasant and comfortable.

Oak Island Resort Campground is privately owned, and the Management makes and enforces the Terms and Conditions. Written for your general welfare, safety, and enjoyment, to assure a pleasant living environment. These Terms and Conditions take effect on September 30, 2025. These terms and conditions are in place to ensure that every guest has a safe, enjoyable, and relaxing experience at the Resort.

MANAGEMENT RESPONSIBILITIES:

- To protect your privacy and ensure that your personal information remains confidential.
- To enforce the Terms and Conditions of Oak Island Resort Campground and help all Guests understand the importance of observing these Standards.
- To train staff to administer and enforce the Resort rules fairly to all Guests.
- To provide safe, comfortable living conditions to all Guests of Oak Island Resort.
- To assure you of reasonable accessibility to Management.
- To listen and respond to Guests' needs and wants in a timely and direct manner.
- To have employees who care about your needs and are eager to assist whenever needed.
- To be concerned for the well-being of our Resort and its Guests.
- To be honest, forthright, and direct in all communications with Guests.

GUEST RESPONSIBILITIES:

- To know, understand, and observe the Terms and Conditions of Oak Island Resort as listed to the fullest degree, which will ensure every Guest a comfortable, happy, and carefree "vacation home."
- To enjoy, insure and protect your RV and Personal Contents.
- To have a good, safe stay and to enjoy all Oak Island Resort Campground has to offer.
- To bring to Management's attention any concerns or questions.

Seasonal Agreement: Each Seasonal Agreement term is a separate transaction and is renewed annually. The Seasonal Agreement allows 5 months of residency from May 1 to September 30. A winter storage agreement is available from September 30 – May 1. The Guest or Management may choose to terminate the renewal of the Seasonal Agreement and in all instances, a notice of termination must be received in writing by August 20th, 2026. The Guest's RV and all Personal Contents must be removed from the Site on the vacate date stated in the notice of termination.

CHECK IN / OUT

- Check-in and site access date will be no earlier than **May 1, 2026**. Check-out date will be no later than **September 30, 2026**. **Power will go on May 1st 2026, and our Water and Septic systems cannot be guaranteed before May 15th, 2026.**
- **A non-refundable \$500 deposit is required in August to secure your site for the following season.**
- **Payment must be received in full before May 1, 2026 or your site will be deemed forfeited. A reminder that it is the customers responsibility to manage their account. Appropriate notice and reminders will be sent via email in April.**
- Upon check out, Resort property is to be left in the same state in which it was found. Sites with items remaining beyond September 30, 2026 will be subject to the 2026/27 winter storage fee. If the seasonal agreement is not renewed it will be deemed abandoned and removed.

OCCUPANCY

- Seasonal Sites are provided to the Guest for recreational use only. The Seasonal Agreement gives the Guest the right to occupy the assigned Site for the applicable season but does not create any ownership, proprietary interest, resale value, or transferable right in the Site.
- The Site shall be occupied primarily by the Guest named on the Seasonal Agreement and their dependants.

Guest Use

- Friends or relatives may occupy the Guest's RV in the Guest's absence for a combined maximum of seven (7) days per season, unless otherwise approved in writing by Management.
- All such occupants must:
 - register with the office;
 - provide confirmation that they have permission from the Seasonal Guest;
 - be registered as visitors; and
 - comply with all campground rules, policies, and visitor requirements.
- The rental or subletting of the Site, RV, or any other property located on the Site is prohibited. This includes short-term rentals, online rental platforms, private rental arrangements, or accepting payment or other consideration for another person to occupy the Site or RV.
- Only the RV identified on the Seasonal Agreement may occupy the Site unless prior written approval has been obtained from Management for a replacement or temporary RV.

Site Transfers

- Seasonal Sites may not be sold, sublet, assigned, traded, gifted, advertised for transfer, or otherwise transferred to another person without the prior written approval of Management.
- At Management's sole discretion, a Seasonal Guest in good standing may request approval to transfer their Site to another person.
- Any proposed new Guest must:
 - Complete any application or registration required by Management
 - Be approved by Management
 - Satisfy all current campground and RV requirements
 - Pay a **\$500.00 Site Transfer Administration Fee**
 - Enter into a new Seasonal Agreement with Oak Island Resort & Golf.
- All outstanding seasonal fees, utilities, charges, site deficiencies, or other amounts owing must be resolved before a transfer will be approved.
- Management may, at its sole discretion, waive or reduce the Site Transfer Administration Fee for transfers between immediate family members.
- Approval of a transfer does not guarantee that the previous Guest's seasonal rate, discounts, incentives, grandfathered pricing, or other terms will continue.
- **Upon an approved transfer, the Site may be subject to the then-current seasonal rate established by Management for that Site or category of Site, together with all applicable fees and charges.**
- All Site assignments remain under the exclusive control of Oak Island Resort & Golf, and Management reserves the right to approve or refuse any proposed transfer.

Sale of an RV

- The sale or transfer of ownership of an RV located on a Seasonal Site does not include the Seasonal Site and does not guarantee that the purchaser will be permitted to continue occupying the Site.
- A Seasonal Guest may sell their RV; however, the Seasonal Site itself may not be assigned a sale price, sold, or represented as having a transferable monetary value.
- Any advertisement or representation relating to the sale of an RV located at Oak Island Resort & Golf must clearly indicate that continued occupancy of the Seasonal Site is subject to Management approval and the purchaser entering into a new Seasonal Agreement.
- Management approval must be obtained before a purchaser is permitted to take possession of or occupy the Site.

Unauthorized Sale, Subletting or Transfer

- Any attempt to sell, sublet, rent, assign, trade, gift, advertise, or otherwise transfer a Seasonal Site without prior written approval from Management shall constitute a **material breach of the Seasonal Agreement**.
- Subject to applicable law, Management may immediately terminate the Seasonal Agreement without refund and require the Guest, RV, and other personal property to be removed from the Site within the period specified by Management.

Prohibited conduct includes, but is not limited to:

- accepting payment or other consideration in exchange for rights to a Seasonal Site;
- advertising or representing a Seasonal Site as being “for sale”;
- increasing the sale price of an RV in exchange for transferring or providing access to the Seasonal Site;
- representing that the purchase of an RV automatically includes the Seasonal Site;
- renting or subletting the Site or RV;
- privately trading or exchanging Sites with another Guest;
- gifting or assigning a Site without Management approval; or
- allowing another person to permanently take over occupancy of the Site without entering into a new Seasonal Agreement.
- Oak Island Resort & Golf retains exclusive authority over the assignment, pricing, approval, and continued occupancy of all Seasonal Sites.

COURTESY

- Quiet time is from **11:00 pm – 8:00 am daily**. **Low Noise Level:** Please remember the proximity of your neighbors. Loud radios and television sets, barking dogs, group games, leaf blowers, wind chimes, and mosquito zappers can be annoying. High levels of noises emanating from people, radios, and pets which result in complaints will be dealt with promptly. **No excessive noise between the hours of 11:00 pm and 8:00 am.** After 11:00 pm please keep radios and voices down. Radios must be shut off by 12:30. Management and/or Night Staff may at their discretion ask that radios be turned off or disperse a group gathering.
- Power tools and hammering will only be allowed from 10:00 am to 4:00 pm. Chain saws are prohibited other than the ones used by Resort Maintenance.
- Littering is strictly prohibited.
- Cutting through sites, or using other people's sites as walkways is prohibited.
- The trees are a valuable part of the ambience of the resort. **DO NOT** use nails or screws in the trees, this causes disease. Stretchy cords are not an acceptable solution for hanging items from trees. Satellite dishes may **NOT** be attached to the trees. Patio lights, nails, and other objects that can harm the trees will be removed by Management.
- Trimming or defacing of trees is strictly prohibited and will result in a written warning.
- Management encourages the use of solar lights. Please turn off patio lights before retiring for the night. Air-condition units, heaters on thermostats, and patio lights on timers should be turned off when the Guest is away. Management asks for your cooperation to conserve energy and keep electrical costs down.

BEHAVIOUR

- Belligerent or threatening acts toward guests, staff or security will not be tolerated and will result in immediate termination of lease.
- 3 strike policy in effect, no exceptions. If any of these terms and conditions are not adhered to, a verbal warning will be issued, followed by a written warning, then termination of lease.
- Uttering threats, harassment, or acts of violence in the campground are not tolerated. They will result in your immediate removal from the property and your lease will be terminated. **No refund**.
- Vandalism of any Resort property will not be tolerated. This includes but is not limited to damage to picnic tables via drill, screw, tacks, staples etc.

- Oak Island Resort Campground is a Family Resort that welcomes children of all ages. Children and youth under the age of 18 must have adequate adult supervision. At no time should children or youth be left on their own at the site. Guests are responsible for the care and actions of their children and youth or any child and youth left in their care at all times. Uncontrolled destructive and/or abusive children or youth will not be tolerated and may result in their being banned from the Resort or in the Guest being issued a notice of termination of their Seasonal Agreement.
- Oak Island Resort has an 11:00 pm site time for children and youth. Children and youth are encouraged to be at a designated campsite and under adult supervision.
- The tenant acknowledges and agrees to be held liable for any property damage or loss to Dillon (2021) INC. incurred by his/herself, tenants and any guest signed into/ visiting their site. The tenant further acknowledges that additional guests and vehicles must be registered at the campground office.
- The use of excessive profanity will not be tolerated, please be mindful of nearby children and your neighbors.

ELECTRICAL AND SEPTIC

- Electricity will be turned on at the Site on May 1 and turned off October 1 of each year. It is the Guests' responsibility to ensure that all perishable goods have been removed by September 30th. .
- The Water and Sewage System will be turned on at the site when the Water and Sewer department approves the start-up and will be turned off at the Site on October 1. **Guests must be careful of items flushed into the sewage system**, i.e. Sanitary Napkins, diapers, etc. should never be flushed down a toilet.
- The Electricity, Water & Sewage System dates of operation are subject to change due to but not limited to; weather conditions, maintenance, upgrades, or uncontrolled events.
- Campers may use ONLY the designated electrical outlets at the pedestal for their rented site. Outlets located in other areas of the campground are not available for public use.
- Seasonal sites are supplied with one 30-amp service depending on when the sites were developed. This is the power required for RVs and Park Models and not for additional outbuildings. In no circumstances can Management increase the power supply. To avoid site power outages due to the breaker tripping off, Management strongly recommends that you don't add to your outbuildings any air conditioners, space heaters, fridges, freezers, and other large electrical appliances. If a Site's breaker trips off because of a power consumption overload, the Guest will be required to turn off appliances to reduce their power consumption Tampering with the locks on Resort breaker panels and/or tampering with Resort breakers, electrical service connections, or other electrical utility connections is dangerous and strictly forbidden, violators will be evicted. ***If the Site's breaker trips off please reduce your consumption and flip your breaker back on that is located on your pedestal. (Please locate your breaker when you first occupy your site to avoid any issue). If the problem persists, contact the office during operating hours. After office hours contact Oak Island Night Staff**
- **I understand that if an electrician is requested to our site for an electrical issue and it is determined that we are overdrawing from our pedestal (drawing more than the allotted 30 amps and tripping the breaker) we will be held responsible for payment of the invoice.**

GARBAGE AND RECYCLING

- All garbage must be placed in garbage bags and recyclable beverage containers must be placed in clear recycle bags (for more information on what is recyclable and what is not visit www.recycleeverywhere.ca). Garbage and recycle bags are to be deposited at designated Garbage/ Recycling Stations. Do not leave garbage in, or out at the front of your site as garbage may attract rodents or wildlife such as skunks and raccoons to your site.

FIRE

- ALL FIRES MUST BE CONTROLLED and constructed ONLY in fire rings provided for that purpose.
- Do not put cans, glass, garbage, plastic, food, rocks or any explosive material in the fire rings.
- Fires are not to be left unattended for any length of time.
- Please use seasoned firewood only. Burning of pallets, pressure treated wood, painted wood or elm is prohibited.
- All fires need to observe the R.M. of Sifton's bylaws as well as adhere to any burn bans.

PETS

- No pets are allowed in the pool area or campground buildings except for service animals that are identified as having been trained to assist someone with disabilities.
- The Tenant shall be liable for any damage or injury whatsoever caused by the pet/s on the Property, whether they are the Tenant's pets or their guests pets.
- The Tenant accepts full responsibility and indemnifies the Lessor for any claims by or injuries to third parties or their Property caused by, or as result of actions by their pet/s or their guests pet/s.
- Guests who cannot contain their dogs from disturbing others, or dogs that the Manager deems as dangerous to the wellbeing of other guests will be asked to remove their dogs from the Resort.
- Pets must be supervised, properly restrained or leashed at all times and are not allowed in restrooms, cabins, cottagers or on the public beach.
- Pets must be registered with the campground office.
- Waste is to be cleaned up by pet owners immediately. **Do not leave bags of dog feces in front of your site or at the front of any other site or building, please deposit them in a garbage container.** There are dog disposal sites throughout the campground.
- Pets are not to be left unattended.
- Excessive dog barking will not be tolerated. It will be deemed as a noise complaint and if a warning is issued will be considered a strike.
- No more than two (2) animals per campsite will be allowed.

ALCOHOL AND SMOKING

- **Alcohol:** Alcohol is permitted on the Resort; however Oak Island Resort is a family resort and therefore we ask all our Guests and their Visitors to drink responsibly. Drunken, disruptive, and disorderly behavior will not be tolerated at any time. Under government regulations, minors under 18 years of age are not permitted to consume alcohol on the Resort grounds. Driving any motorized vehicle under the influence of alcohol is a criminal offense in Manitoba. Guests who violate these Alcohol terms may be banned or evicted from the Resort and subsequently face charges.
- **Smoking:** Smoking is prohibited in all buildings, events, play structures, sports courts, and the Pool. Smoking is allowed at outdoor Main Stage events if a reasonable distance is allowed for and mutual respect for other campers is displayed.
- **Cannabis:** Cannabis as per Manitoba Provincial Legislation is permitted provided that consumers are of the legal age of 19 and cannabis can only be consumed in a private area residence (RV, tent) which includes back yards (Site). Smoking and vaping cannabis in public places is prohibited. No smoking or vaping cannabis on the Resort streets, parks, buildings, Pools and Main Stage venue or any public areas.
- **Illicit drugs are prohibited.**

Any guests or visitors that are smoking, vaping, or using alcohol in an irresponsible manner, or in a manner that directly or indirectly interferes with another guest's enjoyment will be asked to stop and may be asked to leave or removed for failure to comply.

SAFETY

- **Children shall not be left unattended** or allowed to wander through sites registered to other guests. You are responsible for the actions of any minors registered to, or guests of, your site.
- **Street Safety: Please Drive Responsibly. No Joyriding in the Resort at any time, The speed limit throughout the Resort is 10 KM/h.** This rule applies to all vehicles. Remember this is a Family Resort and there are lots of children. Both motorists and bicyclists are expected to use caution and observe Provincial regulations. In a family park such as Oak Island Resort, caution is imperative to assure maximum consideration for all

persons, whether driving or walking. All motorized vehicles (cars, boats, motorcycles, mopeds) must be street legal, registered, and insured as defined by MPI. No mini-bikes, dirt bikes, go-karts, un-registered golf carts, gas or electric scooters or other such vehicles are permitted. Driving any motorized vehicle under the influence of drugs or alcohol is a criminal offense in Manitoba. Dangerous drivers and frequent violators of the Resort speed limit may be charged and/or evicted.

- **Automated External Defibrillator (AED)** is located at the clubhouse.
- **Firecrackers are strictly forbidden.** Fireworks are prohibited unless operated by Oak Island Staff or Contractors. Violators of this condition risk being evicted from the Resort.

MOBILITY AIDS

- To support individuals with verified mobility challenges, the use of personal golf carts is permitted strictly as a **mobility aid**.
- Seasonal campers requesting mobility-aid golf cart use must complete the campground's *Golf Cart Mobility Aid Registration Form* and provide a doctor's note confirming the need for mobility assistance.
- Golfcarts may not enter the campground without written management approval of the *Golf Cart Mobility Aid Registration Form*
- Approved golf carts must display the official Oak Island Resort registration stickers and comply with all posted golf cart rules and speed limits.
- All liability related to the ownership, operation, storage, and use of a golf cart rests solely with the owner. Oak Island Resort Campground and its management are not responsible for any damage, loss, theft, fire, weather-related incidents, property damage, personal injury, or any other liability arising from or connected to the use of a golf cart on campground property.
- Misuse, unsafe operation, or violation of the golf cart rules may result in immediate removal of golf cart privileges.

SECURITY AND ACCESS

- Night Staff will be on duty and will patrol the Resort on weekends in May and September, seven days a week in June, July, and August. Shifts will begin at 8:00 pm and they will be available for assistance until the early hours of the morning. If you witness suspicious behavior or would like their assistance, please call the Administration office (located at the front entrance gate) at **1-431-645-1468**. We ask that you please respect the Night Staff, enforcing rules and regulations is not an easy job and disrespect will not be tolerated. If you have a complaint regarding a member of our night staff, please notify Management.
- Visitors to a site are the responsibility of the registered guest, and must vacate the campground by 11:00pm
- Theft in the campground will not be tolerated, any lost or stolen items in the campground must be reported to the local RCMP as Oak Island Resort Campground is not equipped to investigate or determine the cause of theft. Please ensure that all of your property is secured and put away when you are not occupying the site. Anyone proven to be caught stealing in the campground will be evicted and the right to reserve will be revoked.
- Vehicles without parking passes may be denied access to the campground.
- Each site rental includes two (2) parking passes.
- Only Seasonal Guests and registered overnight guests will be allowed to enter with their vehicles after 11:00 pm and those entering must sign in with the night staff. Please Note: The night staff go on patrol and respond to emergencies, if you find there is no one at the gate, please wait or park outside of the gated area (DO NOT RAISE THE GATE OR HONK YOUR HORN). Unregistered visitors will not be allowed into the Resort after 11:00 pm unless prior arrangements have been made with the office.
- The meadow gate will be open from 8:00 A.M to 11:00 P.M daily.

PARKING

- Unoccupied sites and roadways are not to be used for parking. A maximum of two vehicles per site. Additional parking is available on the west side of the campground office. Unauthorized parking may result in vehicles being towed at the owners' expense.
- Registered guests may store currently registered boats, watercraft or trailers in the designated North West corner of the campground, or on your site ONLY if the site space allows. Taking up roadway, inhibiting traffic flow, or

infringing on neighboring sites will not be tolerated. Storing such items is done at your own risk. All stored items must be registered at the campground office.

SITE ADDITIONS

- **Building & Adding Personal Contents:** A “**Site Revision Request Form**” (available online and at the resort office) must be completed and returned to Management for approval before the commencement of any construction or exterior modifications to ensure all Resort building rules and specifications are being adhered to. Decks, screen rooms, cook sheds, storage sheds, must be built to be movable off the Resort without the removal of any trees, underbrush, or any damage to the Site or Resort streets. Covered decks, screened or not, must be free-standing, not attached to the RV, and cannot have a roof height greater than 3’ above the RV, and cannot extend more than 2’ over the RV. Roofs built completely over an RV are not permitted. Personal Contents must have visual appeal and must be painted or finished with some form of siding. **Residents who do not adhere to the above conditions will be asked to make the appropriate modifications or to remove the Personal Content from the Resort.** Poured concrete pads, and planted trees and gravel become the property of the Resort if a Guest decides to vacate their Site or are evicted from the Resort.
- All site additions must be stamped with management approval, 10 business days must be allowed for the approval process.
- There will be no ground disturbance. We are no longer allowing installation of anything that will penetrate the ground over 4 inches. We have numerous electrical, water, power, sewer and internet lines that run close to the surface. Damage to these lines is too great of a risk.
- Gravel will only be supplied to ensure the trailer pad is considered reasonably level, any other gravel required (around fire pits, low spots, tent pads etc..) will be the sole responsibility of the tenant and must be approved by the office.
- Patio stones or interlocking bricks are welcome. (No pallets allowed)
- Garden Sheds meeting the criteria set out by management may be utilized.
- The use of tarps must be approved by the campground office in a site revision request form.
- Any trailer older than 2003 that is parked for the season will be subject to an annual inspection from management.
- Seasonal guests are encouraged to improve their sites through the planting of trees, shrubs and flowers. However, alterations are subject to approval by management.
- You may choose to tend to your own site with your own lawn mower and/or line trimmer, any and all other machinery and equipment is strictly prohibited.
- The clearing of trees and underbrush or slowly taking over more site space (site creeping) without prior consent from Management is **strictly forbidden**. Non-compliance may result in a **fine of up to \$500.00** or eviction from the Resort.
- **Oak Island Resort Campground will not cut down any trees to make room for a larger RV or other Personal Content.**

LAUNDRY

- Please observe all specifically posted instructions for equipment operations and facility care. Promptly remove your laundry so others may use the equipment. Leaving laundry in the laundry room unattended is not recommended and is at your own risk of loss or damage. Please do not dry shoes, sandals, or clothing with heavy or sharp objects in the dryers.

AMENITIES AND FACILITIES

- Please remember that all amenities are on a seasonal, weather-dependent schedule. The entertainment, activities, pools, concessions, and convenience store are on a full schedule throughout July and August. Limited hours of operation of facilities and services are available in the spring and fall. We reserve the right to close any facility due to weather conditions, infrequent use, or for Health and Safety reasons without prior notice.
- Structures, sports courts, sport fields, etc., involve many inherent risks, including but not limited to changing weather conditions, equipment failure, collision with objects/people and failure to use facilities in a safe and

prudent manner within one's abilities, may cause injury or death. all guests, visitors, and others using Oak Island Resort facilities do so at their own risk.

SEASONAL WINTER STORAGE TERMS

- I understand and agree that Dillon (2021) Inc. (Oak Island Resort & Golf). is not responsible for any type of damage or loss that may occur to my property and contents regardless of the cause. I hereby release Dillon (2021) Inc. from any and all liability pertaining to loss or damage to my property. I further understand that it is my responsibility, and I am required to insure my property stored at Oak Island Resort Campground against all loss or damage.
- If my trailer is left on site after September 30th I understand that I will be charged for the 2026-27 winter storage fee.

CANCELLATIONS

- All pre-season cancellations must be received in writing. Deposits are non-refundable or transferable. Cancellations or refunds are not available after the season commences.

You are responsible for the observance of the campground terms and conditions personally or by your immediate family members, guests, visitors or other persons attending, at the site registered to you in the campground. Failure to observe or comply with 2026 Campground terms and conditions or to pay rent by due date(s) may result in eviction or removal of recreational vehicles. We reserve the right to refuse service.

Oak Island Resort and Golf is not responsible for any loss due to fire, accident, theft, act of nature, or any act beyond their control.