**No**   *Name :*

Campsite *#*

Contrat for seasonal campsite rental at Domaine Yamaska

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| **Camping coordinates**  Adress : 45 rue de Soulanges  City: Bromont  ZIP code : J2L 1S4  Summer phone: 450-919-1400  Winter phone: same  E-mail : info@domaineyamaska.com | **Camper coordinates**  Adress:  City :  ZIP code :  Summer phone :  Winter phone :  E-mail : |

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| **Rental period**  Start : Wednesday May 15, 2024  End : Sunday October 13, 2024  The start of the rental period may be postponed due to particular ground conditions which would not allow normal access to the camping, in particular, but not limited to, following the melting of the snow. |

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| **Cost and payments**  Total cost : 3 449,25 $ (taxes included)  1st payment – booking deposit : 500 $ (taxes included)  2nd payment – balance to pay : 2 949,25 $ (taxes included)  *Attention !* Payments are made by bank transfer. A specimen check will therefore be given to the camper. |

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| **Policies**  The booking deposit is not refundable. The deposit is payable by bank transfer upon signature of the contract.  The balance of the total cost must be paid on Wednesday May 15, 2024 (start of the rental period) by bank transfer.  Access to the campsite will be refused if the account balance is not at zero.  No refund will be given if the camper decides to leave, for any reason, his campsite before the end of his rental period. |

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| **Name of the people having access to the site for the price mentioned (camper group).**  *The camper group corresponds to the immediate family of the principal camper (spouse and children).*  1.  2.  3.  4.  5.  6. |

**Rules for a seasonal campsite**

1. **Age of RVs**

**1.1** No vehicle over 10 years old will be accepted when signing the first contract.

**1.2** If you sell your RV and it is more than 10 years old, the buyer cannot be a seasonal camper at Domaine Yamaska.

1. **Pets**

**2.1** Two (2) pets maximum per seasonal campsite.

**2.2** Pets must not disturb your neighbors.

**2.3** For walking, they must be kept on a leash.

**2.4** They must be kept on a leash on your campsite at all times.

**2.5** Poop must be picked up immediately.

**2.6** If pets rules are not respected it may result the end of this contract.

**2.7** A dog park is available 6 minutes by car. A dog daycare is available a 4-minute drive away.

1. **Shelter and gazebo**

**3.1** No permanent installation is authorized on a seasonal campsite.

**3.2** Garages are prohibited.

**3.3** Only silk fabric gazebos are authorized (maximum size - 12X12 feet). They must be approved by the camping owner before installation.

**3.4** Accepted sheds are Rubbermaid type (maximum size - 7X7 feet).

**3.5** The camper cannot sell an installation to another camper of the campsite if it does not comply with point 3.3 and 3.4.

**3.6** The use of the gazebo and the shed is strictly reserved for the storage of small equipment. It is prohibited to install a home, a washer machine, a dryer machine, freezer, refrigerator, ect).

1. **Trees and planting**

**4.1** It is prohibited to drive nails, damage or cut trees.

**4.2** Trees must not be used as clotheslines or swings.

**4.3** Items surrounding and causing pressure on a tree are strictly prohibited.

**4.4** Regular maintenance is the responsibility of the camping owner and his staff.

**4.5** The camping owner reserves the right to cut down a tree or branches which may cause harm without notice.

**4.6** The camper’s plants and flowers must remain in a pot.

**4.7** Gardens/vegetable gardens are prohibited.

1. **Insurance**

**5.1** The camper must have and maintain, throughout the rental period provided in the contract, an insurance policy covering all of his property and his civil liability.

**5.2** The camper insurance must include a clause for accidental soil and water contamination. (see point 6)

**5.3** The camper must provide a proof of insurance coverage by email each time the contract is renewed. ( [info@domaineyamaska.com](mailto:info@domaineyamaska.com) )

1. **Combustibles**

**6.1** Cans, barrels or other containers are strictly prohibited.

**6.2** The camper is responsible for leaks from the tank of his recreational vehicle or other vehicle.

**6.3** He must remedy the situation as quickly as possible.

**6.4** The camper assumes full responsibility for any form of contamination of the land and water. (see point 5.2)

**6.5** The camper must assume any monetary or other losses that the camping owner and other campers involved may suffer as a result of the contamination. (see point 5.2)

1. **E-mail**

**7.1** Camping owner communicates by email to the camper important events, urgent situations or changes to the regulations.

**7.2** Emails sent are considered to have been read by the camper.

**7.3** Camper undertakes to frequently consult his email box.

1. **Wood and fire**

**8.1** For safety reasons, the storage of wood is limited to one cord maximum.

**8.2** To be vigilant against tree diseases, only wood purchased at the camping or in the region is accepted.

**8.3** Fires are permitted as long as there is no contrary notice from the competent authorities.

**8.4** The fire must not be larger than the fireplace used for this purpose. Camping owner reserves the right to extinguish any fire that he deems unacceptable.

**8.5** Basically, the camping owner provides a fire ring. If the camper wishes to purchase his own fireplace, he must notify the camping owner (maximum size - 24 x 24 inches).

1. **Noise**

**9.1** The camper must avoid excessive noise which could disturb other campers (music, radio, television, activity, lively discussion).

**9.2** The curfew extends from 10:00 p.m. to 9:00 a.m.

1. **Construction, modification or improvement of the campsite**

**10.1** Any construction, modification or improvement on the rented site as well as its equipment (shed, gallery, gazebo, etc.) must be approved by the camping owner.

**10.2** The camper must respect the building code, municipal, provincial and federal regulations.

**10.3** The camper is required to ask permission from the camping owner before digging, otherwise he will be sued for damages.

**10.4** Cement pillars or any other form of underground anchoring are strictly prohibited.

**10.5** Construction and renovation are prohibited from June 20 until the day after Labor Day.

**10.6** Construction and renovation causing noise must be accomplished between 10:00 a.m. and 7:00 p.m.

**10.7** Telephone or cable companies or other installers have no right to install on the campsite.

**10.8** Since the entire electrical system is underground, no one can dig into the ground or undertake work without prior authorization. If a breakdown occurs because of the camper, repairs will be carried out by a qualified contractor, at the camper's expense.

**10.9** All types of fences or screens are prohibited.

1. **Clothesline**

**11.1** Clotheslines are prohibited. However, the camper can have a clothes dryer that is attached to the back of his RV.

**11.2** Laundry lying around will not be tolerated.

1. **Grass**

**12.1** Grass maintenance is the responsibility of the camper.

**12.2** The camper cannot mow his grass during the curfew.

**12.3** From Saturday noon until Sunday 2:00 p.m., mowing the grass is prohibited.

**12.4** If the camping owner is required to mow the grass (in the event of negligence), a fee of $25 will be billed to the camper.

1. **Damage**

**13.1** The camping owner cannot under any circumstances be held responsible for damage caused to the camper or its equipment; the camper will not be entitled to any compensation or reduction in rent, nor any claim against the camping owner for damage, costs, losses or expenses suffered by the camping owner, and without restricting the generality of the foregoing, more particularly for :

- Defect, reduction or shutdown of electricity.

- Damage caused by water, rain, snow, ice, insects, rodents, birds, trees.

- Damage or trouble caused by the condition or arrangement of wires, electrical conduits or others.

- Damage, disturbances, injuries, annoyances, inconveniences caused by the actions of other campers.

- Damage or loss caused directly or indirectly to the camper's property or to himself by the occupants of neighboring premises.

- Need to interrupt any individual or collective services to campers to carry out repairs, alterations, improvements or others.

- The camper assumes full responsibility for all damage that may be caused to his camping unit, and therefore releases the camping owner from all responsibilities for winter storage.

- The camper will be personally responsible for damage caused to the property of the camping owner for acts that he, members of the camper group or his guests may commit.

1. **Right of way**

**14.1** The camping owner reserves the right of passage over a rented site as well as under the campers' recreational vehicle.

**14.2** This right may be used at any time and without notice to allow repair, inspection or improvement work on the waterworks, sewer or other networks.

1. **Water**

**15.1** The use of water for purposes other than domestic is prohibited (grass watering, car washing, ect.).

**15.2** Washing of camping equipment is permitted twice during the rental period.

**15.3** The first wash must be done before June 20. The second wash must be done after Labor Day. *Attention ! The second wash cannot be done during Thanksgiving weekend.*

**15.4** The camper undertakes to have a water gun for washing his camping equipment and not to let the water run unnecessarily.

**15.5** In the event of non-compliance with the above clauses, the camping owner will revoke the camper’s right to wash their camping equipment.

1. **Electricity**

**16.1** The camping owner provides the camper with electricity for small low-amperage household appliances and lighting.

**16.2** The heating system, water heater and stove must be supplied by another energy source (propane).

**16.3** The camper may only connect one master socket to the camping owner network.

**16.4** Only electrical items that are installed by RV’s manufacturers are included in the contract.

**16.5** The camper may install a refrigerator outside of his RV (4.4 cubic feet maximum).

**16.6** Anyone who blows the fuse more than three times will have to pay $5.00 for reactivation.

1. **Visitor and registration**

**17.1** Upon arrival all visitors, without exception, must register at reception.

**17.2** They must pay visitor entry.

**17.3** It is strictly forbidden for the camper to open the barrier to a visitor with his magnetic card.

**17.4** The camper has full responsibility for his guests and they are subject to the same rules as all other campers.

**17.5** Visitors must leave the camping by 10 p.m.

**17.6** Visitors must park their vehicle in the reception parking lot.

1. **Storage**

**18.1** End-of-life vehicle, truck with more than four wheels, boats of all types, trailers and others cannot be parked or stored on the rented site.

1. **Maintenance of the rented campsite**

**19.1** The campsite and the camper's RV must be kept clean.

**19.2** Once the contract is signed and the camper has taken possession of his land, any addition of recycled asphalt, grass or other will be at his own expense. *The camper must respect the type of equipment already used by the camping owner.*

**19.3** Upon the camper's final departure, he undertakes to return the land to the camping owner in its original state (at the camper's expense).

1. **Garbage management**

**20.1** Seasonal campers are responsible for disposing of their waste and must bring it to the areas designated for this purpose (container near reception).

**20.2** To avoid vermin on the camping, the camper must place their garbage and recycling in the container as soon as possible.

**20.3** It is strictly forbidden to throw large trash into camping container. You must legally dispose of it in your sorting center near your residence.

1. **Expulsion**

**21.1** The camping owner reserves the right to evict any campers or visitors who does not comply with the camping rules.

**21.2** A violation of the regulations will lead to immediate expulsion, without notice and without any refund.

1. **Pool**

**22.1** The rules regarding the swimming pool are posted at the entrance to the pool. They are required by the government and the camping owner.

**22.2** The camper is fully responsible for his camper group and visitors.

1. **Taking possession of the campsite & changing campsite**

**23.1** The campsite is rented as seen by the camper.

**23.2** When signing the rental contract you chose the campsite you wanted. A fee of $500.00 will be required for any change request.

1. **Vacant campsite and end of contract**

**24.1** When the camper temporarily leaves his campsite, he cannot assign, lend or sublet his land in whole or in part.

**24.2** He cannot accept that another camper or visitor parks any vehicle there.

**24.3** When you permanently leave the rented campsite, your rental contract ends immediately and without any refund.

**24.4** No rental cancellation will be refunded, in whole or in part, after the start of the season on May 15 of the current year.

**24.5** The camper who decides to leave definitively cannot under any circumstances sublet his campsite or choose the next camper.

1. **Patio**

**25.1** The camper may install a patio made of treated wood or patio stones on his campsite.

**25.2** Only one patio is accepted per seasonal campsite.

**25.3** It is prohibited to cover your entire campsite with a patio.

**25.3** The camping owner must approve in advance the patio.

**25.4** The maximum dimensions of the patio are 30 feet long by 9 feet wide.

1. **Parking**

**26.1** Only the camper's cars may be parked on his campsite.

26.2 Two cars maximum per campsite. They must be parked on gravel and not on grass.

**26.3** No vehicles are permitted on the streets or on the grass.

Registration of the camper’s vehicles

Vehicule #1 :

Vehicule #2 :

1. **Taxes**

**27.1** This contract is subject to all taxes that may apply under the laws in the province of Quebec. The camper undertakes to pay or refund them to the camping owner in the event that these are directly requested from the camping owner.

1. **RV equipment sales**

**28.1** The camper must obtain approval from the camping owner to sell his RV equipment if it remains on the camping (less than 10 years old with proof).

**28.2** The new camper must sign a new contract with the camping owner. He must also read **AND** sign the contract **BEFORE** finalizing the transaction.

1. **Speed limit and golf cart**

**29.1** The speed limit is 10 km/h for anyone traveling on the camping.

**29.2** The camper must respect the speed limit.

**29.3** Golf carts are strictly prohibited for campers on the entire camping.

1. **Power of veto**

**30.1** Domaine Yamaska management reserves the right to modify or add any regulations that it deems necessary for the proper functioning of the camping.

THE CAMPER DECLARE HAVING RECEIVED A COPY OF THIS CONTRACT AS WELL AS THESE REGULATIONS, HAVE READ IT, HAVE UNDERSTOOD THE SCOPE OF IT AND BE IN AGREE WITH THE CONTRACT.

THE CAMPER ALSO DECLARES THAT HE WILL TAKE THE NECESSARY MEASURES TO COMPLY WITH IT.

ANY EXEMPTION FROM THESE REGULATIONS CONSTITUTES AN INFRINGEMENT OF THE CONTRACT. IT COULD END UP THE CONTRACT FOLLOW BY AN EXPULSION WITHOUT NOTICE AND REFUND.

**Campsite chosen by the camper :**

**Full name of the camper :**

**Signature of the camper :**

**Full names of the camping owner :**

**Camping owner signature :**