

Clear Springs Campground 2022

March 2022

Hello and welcome back to Clear Springs Campground 49th year of operation. We have come a long way during these 49 years and especially our 18 years here. This year we are all hopeful and sorely in need of blue skies and smooth sailing this season. We would like to take this opportunity to say *"Thank you and we appreciate you"* for your continued support and business. Please read below for the following highlighted items. We are available for clarification by phone or in person.

Guest registration & tenant business: All interactions are to be happen outside; we are continuing to practice safety health measures for ourselves and others. We wish everyone a happy and safe summer.

Clearing snow: When tenants are clearing snow on their lots, the snow must be pushed or piled into the lot. Do not push snow out onto or over the road as you are creating ruts, bumps and moving gravel.

Dog rules addition: Tenants and guests are not allowed to walk or run their dogs on the golf course. We have posted signs and this amendment has been added to the *Rules and Regulations Schedule B*.
Reminder: In campground all dogs must be on leash and cleaned up after.

Waste transfer cards: These cards are only available for landowners to gain access to the Clearwater County waste transfer stations effective June 2021. If you would like to order a waste transfer card, please contact office. We pay \$35.00 per card; you pay \$35.00 per card.

Golf carts: Having a golf cart is a privilege and a responsibility of tenants. *Rules & Regulations amendments:*

- All carts must have their lot number posted on cart for lot identification within *90 days (July 1, 2022)*
- Drivers are to have a valid driver's licence or be 18 years of age to operate in the campground
- Golf carts must be included on yearly insurance/liability coverage
- No impaired driving (it is ridiculous at how many beer cans etc. are found here each season)
- No speeding or reckless driving; follow posted speeds
- Drive on roads only with the exception of the golf course (exception of aggressive cart tires)
- Ensure your guests understand or do not operate

ATV/snowmobile usage: ATV's/snowmobiles are a privilege and a responsibility and are to be used only to exit and enter property; exception is chores only (hauling water, propane bottle or dump trailer). Tenants must not entertain themselves, guests or children by cruising around the campground. There are miles upon miles for ATV/snowmobile riding outside the campground.

Camping & guest rates: All guests and vehicles are subject to registration & fees for entrance and use of the campground. The following fees remain unchanged. In the event of our absence there is a registration book, envelopes & drop box provided.

- \$2.00 day visit
- \$5.00 over night visit
- \$20.00 or \$25.00 (w power) per RV-tenant guest; \$10.00 per tent-tenant guest per night
- \$25.00 or \$30.00 (w power) per RV, per night in reservation areas

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Camping & guest rates continued:

- Please inform your guests of Campground registration sign in, visitor fees & vehicle tags
- Guest fee pay options are pre-pay, leave credit or have your guest pay for themselves
- Any unpaid fees or charges owing to the Campground must be *paid within 14 days* according to *Lease Agreement item 3.01 B.*
- Please inform us prior of any guests using your lot, material deliveries or service calls

Tree and deadfall clean up: Tenants need approval for any tree that may need to be cut down. Limb up bottoms of spruce trees out of grass. Deadfall and debris need to be cleaned up every year around your lot & along road of lot. Cleaning up will improve the aesthetics, keep everything looking beautiful, promote more greenery and lessen the fuel for fires to burn. It is dangerously scary at how many cigarette butts are picked up off of our roads each season; do not do this ever!

Lot over development: Tenants who have extra structures, sheds or outhouse must remove all extra structures *within 90 days (July 1, 2022).* *Lease Agreement item 3.12.*

Septic holding tanks: Tenants who are not plumbed into their holding tanks have *90 days (July 1, 2022).*

- Out houses are to be plumbed to, emptied into or sitting on top of holding tanks within 90 days
- No outdoor showers are permitted and must be removed within 90 days to be 100% containment
- Tenant RVs are to empty into their own holding tank or pay \$25.00 to Clear Springs for sanitation dump
- Guest RVs are permitted to use sanitation dump station as part of their camping fees

Permits required: Clear Springs requires a copy of all tenant development permits on file. *Lease Agreement item 3.12.*

- This includes building, gas, plumbing, electrical and solar power
- If you do not have permits in place; you must arrange for a home/building inspection report

New propane requirements:

- As of 2022 all newly installed propane tanks rented or purchased must be only 250 pounds maximum (*new Rules & Regulations*); smaller tanks can be moved out easier in an emergency situation
- We reserve the right to limit size and quantities of propane on each lot (*new Rules & Regulations*)
- Propane tanks must be securely footed, blocked and 10 feet away from combustibles
- Bullet tanks out of date/industry specifications must be replaced with 250 lb units (*new Rules & Regulations*)

Insurance requirements: Tenants must provide a yearly copy of proof of “comprehensive all-risk general liability” insurance including a \$1,000,000 liability. *Lease agreement item # 3.14.*

2023 lot fees: The base lot fee in 2023 will be increased by 3.5%.

- The increase amount will be \$51.24
- Contact us if you require payment arrangements (at our discretion)
- Late payments will be subject to interest charges
- 2022 lot fees are due by May 1, 2022

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Lot # lease rent for the current year is due by May 1, 2022

Base lot fee	
Secondary tenant	
Water/electricity	
Service fee	
Septic holding tank fee	
Property Tax	
Personal Property Tax	
GST	
TOTAL balance owing	

Note:

Payable to: Clear Springs Campground
Mailing address: Box 310 Caroline, AB. T0M 0M0
Contact us at: 403-722-2428 (preferred contact #)
Email: info@clearspringscampground.ca
Website: clearspringscampground.ca

Sincerely,

Pascal & Carrie Bergevin
Owners & Operators 2010
Clear Springs Campground