

Clear Springs Campground 2020

March 1, 2020

Dear Lease Holders and Guests

Welcome back to another camping season. We'd like to thank you for your commitment in making Clear Springs Campground a special place to be with great people. We also thank you for the safe and smooth operation over the 16 years that we have been at Clear Springs. Cheers to another one!

Information and inquiries: We welcome questions and encourage tenants to speak with us on subjects related to the property to further develop understanding and unity. It is in all our best interests to know and understand the Campground Lease and the Campground Rules and Regulations to best avoid potential future confusion and or frustration. We very much appreciate your cooperation and efforts.

The following are items of importance and the most common subjects that come up each year. We ask that you please review and follow according to Lease / Schedule B.

- ATV, snowmobile, golf cart privileges/rules
- Water & electrical service & usage
- Period of Occupancy for tenants & guests
- Tenant and guest safe operation on property
- Visitor sign in & registration
- Lease transfers, sales & showings
- Septic tank usage & maintenance
- Tenant property & liability insurance
- Lot development, condition & maintenance
- Tree work & maintenance
- North gate exit & property security
- Dogs & dog rules

Golf course: We ask and expect that all golfers respect the golf course by using t-off boxes, which we are going to enlarge to avoid divots in grass. When an unavoidable divot occurs you must fill back in. The golf course is not to be used for Bocce Ball games as the heavy balls cause damage to the fairways. Please do not litter. Please keep golf carts off the greens. Golfers must register a golfing time at office.

Improvements: We were finally able to complete the exterior work on the shower house in 2019 and have future beautification and infrastructure plans for the property. We eagerly anticipate the on-going planning, work and completion of the Campground's to do list and wish list. We look forward to the future and its possibilities.

Share your photos: We are looking for great photos that showcase the Campground and area to use on our website. Send us your fabulous photos of the property, wildlife, scenery or campsites. Please get consent first if your photos include people.

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Tax increases: Clearwater County's tax bill in June 2019 had a substantial increase. As stated in the Lease agreement Clear Springs has the right to recoup this expense increase so we have included it in the 2020 billing. We are trying to be patient and work with our Municipal Government on a fair assessment and will keep you updated.

2021 lot fees: There will be an increase of 3.5% to the base lot fee of (\$47.84) not including GST.

- ❖ *Please contact us if you require payment arrangements.*
- ❖ *Late payments are subject to interest charges.*

Lot # lease rent for the current year is due by May 1, 2020.

Base lot fee	
Secondary tenant	
Water/electricity	
Service fee	
Septic holding tank fee	
Property Tax	
GST	
Total due	

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

Sincerely,

*Pascal & Carrie Bergevin
Owners & Operators 2010
Clear Springs Campground*