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OTTAWA VALLEY PENTECOSTAL CAMP POLICY FOR LEASEHOLDERS

QUALIFICATIONS OF A LEASEHOLDER:

All Leaseholders Must:

- Be a regular PAOC church attendee
- Read and agree to the policies of OVPC
- Agree to all the conditions of the lease
- Agree to carry insurance on your recreational vehicle and provide copy of insurance policy annually
- Submit a completed application form including a confidential pastoral reference

RECREATIONAL VEHICLE SIZE:

- May not exceed 12 X 40 feet
- School buses are not permitted
- If any exterior renovations are to be done on the recreational vehicle beyond the factory design a drawing and plans (picture) of the change is to be submitted to the Camp Director for approval (i.e. new windows, doors, etc.)

Note of Exception Provision: A one-time fee of \$5,000 will be charged for trailers longer than 40 feet in addition to an annual premium fee charge for extended trailers placed on designated oversized lots. There will be no exceptions for trailers longer than 42 feet. Width exceptions will be considered on an individual basis. Bump-outs are limited to one half of the total length of the trailer.

CUSTOM BUILT RECREATIONAL VEHICLES:

- Drawing and plans (pictures) should be submitted for approval before undertaking the custom construction
- A certificate of inspection will be required for electrical and propane gas installations
- No more than four inch overhang on roof
- Exterior design to meet standard requirements for blending in with other recreational vehicles
- Use generally acceptable materials such as commercial grade siding and neutral colour
- Use windows of normally accepted size for recreational vehicles

DECKS:

- Leaseholder must supply a detailed plan of proposed deck which will require approval by Camp Director
- Maximum width is 8 feet
- Cannot be longer than the recreational vehicle (including tongue of trailer)
- No screening or solid walls around deck

PATIO DECKS:

IN CASE OF EMERGENCY DIAL 911

Note: Patio Decks are ground level decks

- Leaseholder must supply a detailed plan of proposed deck which will require approval by Camp Director
- Must be a minimum of 5" difference in elevation to existing deck
- Must be set back a minimum of 18" from any lot line
- Cannot be greater in area than 2/3 of the original deck
- Cannot be longer than the recreational vehicle (including tongue of trailer)
- No screening or solid walls around deck

STORAGE SHEDS/OUTSIDE REFRIDGERATORS:

- Maximum of 2 per site
- Maximum size of a storage shed/outside refrigerator placed on a deck cannot exceed 4' high x 3' deep x 8' long
- A storage shed/outside refrigerator placed off a deck must be placed against the back of the recreational vehicle and cannot exceed 8' high or the width of the recreational vehicle, and the depth must ensure the shed does not pass the lot line
- If located on the deck, storage shed cannot be forward more than 1/2 the length of the recreational vehicle
- All sheds must be made of neutral colour material

PROPERTY MAINTENANCE ON SITES:

- Lessee must maintain lot to an acceptable standard (i.e. keep grass cut, property tidy and no outdoor fires onsite)
- OVPC reserves the right to invoice lessee \$50 per grass cutting if maintenance has not been performed to an acceptable standard within ten days of written notice
- No hammering, sawing, cutting grass etc. during service times of Family Camp weeks or anytime on Sundays

CHOICE OF LOTS:

- Choose from any available lot
- You may choose up to two other (potential future) sites
- Waterfront lots are considered as one choice. No requirement to pick a specific waterfront lot. You will be offered the first lot that becomes available.
- Your name is put on a master site list and your request dated
- Should the lot become available, and you are the next in line, you will be notified
- A leaseholder has (only) two refusals and your name will go to the bottom of the list
- If you cease to be a leaseholder your name is removed from the specific site waiting list
- Only current leaseholders or approved applicants can be on a waiting list for a specific lot
- After a trailer is advertised for sale the site becomes frozen from being reserved

Note: If your choice of a lot is one that contains a septic tank or field beds, (there are six septic tank sites) and a major problem arises where it would be necessary to have you move off the site while repairs are made to the system, all costs in your moving are paid by the leaseholder.

Note: Following notification of lot availability, applicant will have 72 hours to respond to the camp office. Failure to contact the camp office will result in the next applicant being notified. **No recreational vehicle movement to another site during Family Camp.**

RENTING/ALLOWING VISITORS AT YOUR RECREATIONAL VEHICLE:

- You must notify the office as to who will be renting (paid/non-paid) your unit by completing a form in the office or online (<http://www.ovpc.ca/#/leaseholders/guest-notification>)
- The lessee is responsible for notifying their renter of the Policy for Community Life Standards at OVPC
- Maximum of one sleeping tent is allowed per site for visiting family only, all other guests must pay for a tent site

Note: It is advisable to post this document and the Policy for Community Life Standards inside your recreational vehicle

BOAT DOCKS:

- Leaseholders have priority for slip rentals however they must indicate their intentions to have a slip at the time of the yearly site lease invoicing

WINTER STORAGE:

- Leaseholders will have priority for indoor storage of boats, watercraft, ATV's & golf carts
- Arrangements for winter storage must be confirmed by September 1 of each year
- Payment and proof of liability insurance must be received before the unit is placed in storage

PARKING FOR LEASEHOLDER AND GUEST:

- It is recommended that people park in the designated parking areas away from their site as it reduces congestion of the streets and also reduces the risk of children getting injured as they may run out from between parked vehicles
- One vehicle per site

TRANSPORTATION ON THE GROUNDS:

- Speed limit is **15kph**
- Private golf carts, ATV's, and dirt bikes must carry insurance and the policy number kept on file in the camp office
- All drivers of motorized vehicles must have a valid driver's license

SEPTIC TANKS:

- In order to reduce the cost of maintenance and elongate the life of our septic systems, it is suggested that you purchase your toilet chemicals from the camp office. If you are using alternative chemicals they must be compatible with our system
- Do not pour toilet bowl cleaner or javex type cleaners directly into sink or toilet. Instead, pour cleaner on cloth, clean fixture and then dispose of cloth in the garbage. This will reduce the destructive chemicals from entering our septic system and stopping the bacterial action necessary for its function

CAMPING SEASON:

Sites are officially open from Victoria Day Long Weekend until October 15.