

CHERRY HILL LIVING POLICIES AND PROCEDURES

1. **Parking:** Each site provides adequate space for two vehicles. In most circumstances, there is room for three vehicles. Additional vehicles should be parked in our designated parking areas. Anyone parking in such a manner as to block the driveway of a neighbouring site or impede the flow of traffic shall be asked to move their vehicles immediately. No parking on the road.
2. **Road Safety:** The speed limit throughout Cherry Hill is 25 km/hour. This rule applies to all vehicles. Remember this is a family resort and there are lots of children. Both motorist and bicyclist are expected to use caution and observe provincial regulations. Caution is imperative to assure a maximum consideration for all persons, whether driving or walking. Dangerous drivers and frequent violators of the speed limit will be evicted.
3. **ATV's / Motocross:** Even though this is a private park, the roadways are deemed public. Drivers of all motorized and electric vehicles within the park are required to have a valid driver's license. Recreational vehicles, including ATV's, can be driven into and out of the park and stored at the leaseholders site. They are not to be used for recreation or transportation within the park.
4. **Quiet Time:** No motor vehicle traffic or excessive noise, including pets, between 11:00 pm - 7:00 am.
5. **Pets:** Pets are welcome. Pet owners are responsible for immediate clean up after their pets. Please do not leave dog feces on mounds, in front of your site, or in front of any other site or building. Pets are welcome to enjoy the lake with their owners if they are on a leash. Barking dogs or those, of which complaints are received, will be dealt with promptly. Residents, who cannot contain their dogs from disturbing others or dogs are deemed dangerous to the wellbeing of other residents, will be asked to remove their pets from Cherry Hill.
6. **Architectural Requirements:** Sunrooms, gazebos, patios, docks, sheds or decks, etc. constructed on your site must first meet the approval of Cherry Hill management. A drawing is required. See the site improvement policies below.
7. **Municipal Tax:** Sunrooms, gazebos, sheds, and decks will be assessed for property tax by the Province. RV units without MPI will also be assessed for property tax. Municipal tax invoices will be emailed from Cherry Hill in June and are payable to Cherry Hill by August 1.
8. **Licensing / Insurance:** Units must hold MPI or other insurance and are subject to municipal tax if not MPI licensed. For MPI holders, the license plate must be displayed in view of the tax assessor to avoid being assessed for tax.
9. **Selling Seasonal Agreement and Site Contents:** Selling the unit with contents on a site such as an RV, sunroom, gazebo, deck, shed, etc. is a courtesy offered to the occupier by Management. Management has the right to refuse the sale of RVs, sunrooms, gazebos, decks, sheds, etc. of inadequate appearance or excessive age to help maintain the appearance of the resort. "FOR SALE" signs may be posted on the lot or RV. If the RV being sold is a 50 amp unit and is using a 30 amp service with a converter, the new occupier must switch to a 50 amp service before the site can be leased. The new occupier must complete the Lease Agreement package before the contents of the site can be sold. Please inform management.
10. **Tents:** No tent trailers. Dining tents can stay up. If additional sleeping tents are required, they must be taken down on a daily basis. The purpose for sleeping tents is to provide an adventure and outdoor experience for children and grandchildren, not for additional sleeping quarters on a regular basis.
11. **Fire Pits:** Fire pits are to meet management approval for structure and location. They must be doused with water when left unattended and after every use.
12. **Bird Feeders:** Cherry Hill is a bird feeder free RV park.

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13. **Private Fireworks:** One week notice must be given to management prior to the date in order to give us time to send out a newsletter informing everyone. No Chinese Lanterns.
14. **Clotheslines:** Be courteous and considerate as far as the aesthetics of the park are concerned and please do not obstruct the views of your neighbours.
15. **Beach Access re Back Lots:**

WEST (Sunset): Sunset beach front is in front of lots #2 to #35B on the west side of the lake. The intent is to use the beach in front of the sites as a walkway for all members to enjoy. For the back lot leaseholders, if you want to use the beach front as a picnic or gathering area, use the area at the north end of the lake, which is the beach area north of lot #2, or the community dock area between lot #19 and lot #20, or the beach front on the east side of the lake.

EAST (Sunrise): We have situated the beach front lots on the east side of the lake further back, leaving more room for community beach use. Four pathways for beach / water access have been provided with new signage.
Please use the area closest to the lake inside the white stakes for beach access. The areas between the stakes and the waterfront sites are reserved for waterfront sites to preserve their privacy. (between lots #69 & #70, #89 & #90 and #98 & #99)
Going for a walk along any part of the community beach in front of the lakefront lots is always welcome by everyone.
16. **Docks:** A public dock is located on the west side of the lake between site 19 and 20. All other docks are private - all dock owners are responsible for what happens on their docks, including liability. If clients in the park want to use one of the private docks, they must receive permission from the dock owner. Please note that only waterfront site holders are allowed to build docks.
17. **Site Maintenance:** Weeds are the responsibility of the occupier. Herbicides used to control weeds must not be applied without prior approval from Management.
18. **RV Units:** In the event the unit is more than ten (10) years old, the occupier may be asked to replace it with a newer unit.
19. **Electrical Services:** Effective 2016, if your unit has a 50 amp package, it must be upgraded to a 50 amp service. Converters are no longer allowed. There are some grandfathered units in the park running a converter. In this case, the first-time Cherry Hill is required to turn on the breaker, if it is tripped, it will be required to switch to a 50 amp service.
20. **Excessive Use of Site:** It is great to have guests and Cherry Hill enjoys seeing our clients entertaining. However, excessive use by having large groups of extended family and friends every weekend is disruptive to your neighbours and the rest of the park. Due to the extra stress on the infrastructure and in order for Cherry Hill to avoid implementing a charge for extra guests in the park, we ask you to use discretion in this area. We prefer not to remind our clients in this respect.
21. **Storage of Firewood:** Absolutely no wood pallets are allowed for storing your wood. A purchased or properly built wood storage area is required so that it does not become an eyesore in the park.

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Example – Purchased Wood Storage Unit



Example - Properly Built Wood Storage Unit



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"Site Improvement Policies" - Must provide a drawing and approved by Management

Storage Sheds:

- One storage shed per site
- 8' x 10' maximum size, 6' maximum wall height, 8' maximum roof peak height

Decks:

- Treated lumber or composite decks are acceptable (no plywood or untreated lumber)
- No railings on front of deck for waterfront sites

Gazebos/Wooden Structures:

- Must be free standing (not attached to unit)
- Solid wooden walls to be no higher than 36 inches above ground level. No solid walls between this and roof
- Must be at ground level and placed on concrete blocks, or on a low deck

Sunrooms:

- Sunrooms placed on decks are acceptable
- Add a room are not allowed (unless CSA approved - General Coach designs are CSA approved)

Docks:

- Treated lumber required
- Use proper dock floats (no barrels) - To view an example (www.techstarplastics.com)
- Only waterfront site holders are allowed to build docks.

Client Signature

Cherry Hill Signature