

Schedule "B" Regulations

CWR BOAT CLUB SOCIETY

Security/Safety

The gates into the park ***must be locked at all times***, subject to change. **Under "NO" circumstances** is the code to be given out to anyone outside the CWR Boat Club.

AED - IN CASE OF EMERGENCY CALL 911

2 (two) - Automated External Defibrillators (AED) have been installed within the park. One outside the shower house and one outside the shop/office.

Lot Numbers

Lot numbers must be posted at the front of each lot and made visible for emergency situations.

Speed Limit

Speed limits have been set at ***10 km/h within the park*** and must be adhered to at all times – as children are at play throughout the park. Speed reduction also helps to eliminate unnecessary dust. No Off Road Vehicles may be operated within the park.

No permanent or temporary structure may be erected without the Society's written approval CWR Executive, as a whole, are required to review all lot improvements/requests. Therefore, the Sub-lessee needs to ensure submissions are forwarded to the executive via email cwrboatclub@gmail.com prior to construction, and provide adequate time for the executive to meet, review, discuss and provide feedback.

Parking

All vehicles, including boats and other watercraft, must be parked completely within the boundaries of a lot at all times. No vehicle, trailer or boat is permitted to block or restrict access to any adjacent lot, road or common area at any time. Public parking areas are established and marked within the park to accommodate excess vehicle parking requirements.

Boat Storage

Boats and other watercraft stored in the boat storage area must be in working order. Storage spots may only be used to park boats / watercraft and the required trailer. The boat parking stalls ***may not*** be used for personal storage including utility trailers and water tote/tank trailers. Unauthorized items stored or parked within the boat storage area may be towed. When a lot lease is transferred (sold) any associated boat storage (if applicable) will be terminated and becomes available to next lot user on the wait list. Note - Only 1 (one) boat storage lease per lot is permitted.

Improvements – Call before you dig 1-800-242-3447 or Online albertaonecall.com

All improvements shall include any shed, patio, fence, structure, and all things which become attached to or placed on the lot and such may not need to be permanent or affixed to the land to be classified as an improvement. All improvements, require the consent and approval of the Society. Any improvement which the Society, on notice to the Sub-lessee, requires to be removed as unsuitable shall be removed on notice as herein stated and the Society reserves the sole right and discretion to refuse to renew any lease if the Sub-lessee does not comply with a direction to remove an improvement.

The Sub-lessee must at all times, keep the Premises, any trees and vegetation on the Land, and any structures or improvements erected thereon in a clean, safe, and attractive condition compatible with the park environment, and prevent the growth of and exterminate all noxious weeds, and prevent excessive grass cover from becoming a fire hazard, and keep any improvements in a good and serviceable state of repair, and ensure that trees, vegetation and improvements not interfere with utility rights of ways and adjacent lands, all to the satisfaction of the Society. If not maintained, maintenance will be completed by the Society and a fee will be charged to the Sub-lessee at a fee of ***\$250.00***.

Transferring Lot Lease

Any lot user wanting to dispose of their right to lease must hold the lease for a minimum of 1 lease year before a transfer can be completed.

Patios

Patios must be constructed using pre-cast concrete blocks. **Wooden and/or composite decks are not allowed.**

Sun Shelters/Canopies

Overhead sun shelters and canopies are permitted. The shelter must be anchored and maintained in good condition. The canopy can be no larger than **12'x14'** and should be located six feet from a fire pit. Under no circumstances can the canopy be over an open fire pit.

Sheds

The Sub-lessee must have an approved shed form before construction of shed is commenced. Shed approval forms are available from the Society. Approved shed sizes are 8ft x 8ft; 8ft x 10ft; or 10ft x 10ft (maximum 100 sq ft) only with a maximum of a one foot overhang and must be a gable, barn type or lean to style. The maximum height of any shed is 10 feet. Only one shed may be constructed on any lot.

Wind-fence/Windscreen

A wind-fence, windscreen may be erected provided it does not exceed 48 feet in total length and is between six and eight feet in height. Fences must be maintained at a distance of 10 feet from any firepit. A temporary snow fence may be placed if needed from September 15 through May 1 but must be removed during the summer months.

Pet Run

A pet run may be erected provided it does not exceed 10 feet by 10 feet and is no more than three feet in height. The pet run must be constructed in a manner that prevents the unintended escape of the enclosed animal and be constructed of a suitable chain link fencing material.

Lot perimeter fencing may be used to a maximum of five feet in height with the written permission of the executive, and must be maintained at a distance of 10 feet from any firepit.

Recreational Units

All recreation units must be equipped with functional running gear which must be maintained at all times. All recreational vehicles must be a properly insured and registered R.V. vehicle with a current license plate visible at all times. All recreational units (including Park Models) must be equipped with a holding tank(s) equipped with a shut off valve which exceeds the freshwater capacity of the unit. Recreational units older than 25 years old must have prior approval from Society prior to being brought on site. All recreational units must be within the boundaries of an individual lot and are not permitted to extend into an adjacent lot or any common area including parks, public parking areas, and roads. There shall only be Two (2) recreational units per lot and a third (3) unit for short-term, maximum of Seven (7) days.

With board approval Park Model Trailers (CSA Z241) may be permitted providing they do not exceed 538 sq ft. Units being delivered to CWR will need to travel under the CWR Gate arch. Height of the arch is 16 feet or 4.8777 meters.

Recreational Unit Skirting

Skirting may be installed on recreational units provided that it is a maximum of three feet in height, the color of the skirting material is consistent with the unit or shed on the lot, and the skirting is no larger than the unit it is enclosing. Trailer hitches, including fifth wheel hitches may be enclosed. Storage is permitted under the recreational unit.

Landing

One landing is permitted at each entrance to a recreational unit provided the structure does not extend more than six feet along the side of the unit or extend more than five feet away from the unit. Landings should include a railing, however, must not be closed in (as a porch) or have a roof.

Fire pits

- ✓ Each lot may construct one only fire pit of noncombustible material (heavy gauge metal, stone, masonry), not greater than 1 meter (3.5ft) in diameter
- ✓ The pit shall be dug into the ground or constructed above ground in a manner which will prevent the fuel (burning wood) from falling out of the container.
- ✓ The pit shall contain approx. 25cm (10 inches) of gravel or be placed on concrete blocks and must have a minimum of three feet of non-combustible material around the fire pit. (i.e.: gravel, sand, pre-cast concrete blocks)
- ✓ A grate or mesh screen to act as a spark arrestor shall cover the pit or container and shall have spacing no greater than ½ inch (1.25cm)
- ✓ The pit shall be located a safe distance from all combustibles (approx. 3 meters or 10 feet)
- ✓ Only clean fuel (dry wood) shall be burned. Refuse or waste material shall not be burned.

- ✓ Installation of fire pits shall ensure that smoke or sparks do not create a nuisance or hazard to other properties or neighbours and will comply with the Environmental Protection and Enhancement Act.
- ✓ Any person burning shall at all times be in charge of the fire, ensure there a water source is immediately available and ensure the fire is completely extinguished before leaving the fire
- ✓ In the event the MD of Pincher Creek Fire Department is dispatched – a minimum penalty of FOUR HUNDRED(\$400) per hour / per emergency unit will be assessed to the Sub-lessee

“ALL” Lot Sub-Lessee’s “MUST” ensure a charged, fire extinguisher is available at all times

Under NO CIRCUMSTANCE may any ashes from firepits be disposed of in either the domestic garbage receptacle or the clam shell (regardless how wet they are). There are two barrels on the north end of the shop (next to water well) that you can use to discard ashes. CWR Maintenance personnel will ensure safe disposal.

Propane fire pits are permitted (and can be used during a fire ban).

Wood

The Sub-lessee may store one cord of wood. All wood storage must be maintained at a distance of 10 feet from any firepit.

Pets

All pets (including cats) outside of recreational units must be controlled and attached to a leash or enclosed in an approved pet run. Pets are restricted to the pet owner's lots unless accompanied on a leash by a responsible individual. Pets are not permitted to run free at any time within any area of the property. Failure to control any pet is considered a violation of the sub-lease and subject to the enforcement action contained within this agreement. Out of respect for neighbouring lots, owners are respectfully asked to work towards keeping excessive barking to a minimum. **PLEASE be responsible and PICK UP after your dog(s)!!!!**

Irrigation

Irrigation will be provided once per week (but is not guaranteed). Information, scheduled zone watering and any changes will be circulated via email and included on the CWR Web Page. **Do not drive over irrigation pipes!** If you need to drive over any section of pipe contact an executive member to arrange section removal or request to use club ramps. Lot users will be charged the repairs or replacement costs for any damaged pipe.

If at any time CWR Maintenance finds it necessary to test or repair irrigation section(s) or zones this may be done without notice to lot users.

Water

Sub-lessee is responsible for supplying all drinking water required for personal consumption. A potable water supply is available at the pump house directly across from the shower house.

Black and Grey Water

All black and grey water is to be contained and disposed of in an approved manner (sewage dump station on hill). No liquid or waste of any kind shall be taken from recreational units and dumped in any of the outdoor toilets or drained to the ground. A discharge hose must be attached to all portable RV waste holding tanks while emptying at the ground dump station. Lot users are asked to be considerate and clean the area in the event of an unsightly spill at the dump station.

Shower House:

- The shower house is available to all Sub-lessees. However, it is the responsibility of the users to treat the facility and equipment with respect to ensure it is left in a manner acceptable for others to use. If any damages or malfunctioning equipment are identified please contact an executive member as soon as possible so that a request can be made to maintenance for repairs.
- A washer and dryer is located within the shower house. It is requested that the machines be used with respect. Please do not overload or wash items that are not suitable and may cause damage to the equipment. When finished with the machines please wipe out and leave them in a condition suitable for the next user. If the machines are abused they will be removed.
- There is a book exchange in the shower house. Books are for everyone’s entertainment. Take one and leave one if you can.

Garbage Disposal

Bagged domestic garbage is to be disposed of in the two household bins (which are bear proof) and other refuse in the large (clamshell) bin. DO NOT leave garbage bags outside of the household bins if the bins are full, these bags if necessary may be put into the clamshell bin. IF both the household bins and the clamshell are full you MUST take your garbage to the municipal landfill or the dumpster stations in Pincher Creek.

Do not overload the large (clamshell) bin. The lid must be able to close so it can be hauled off site.

DO NOT dispose of metal, propane tanks, paint or other containers with mystery liquids in either the small or large bins. Any lease holder caught violating the dumpsters may be levied a fine to cover additional costs incurred by the club.

Please be considerate and take large loads of refuse to the Lundbreck Landfill.

Smoking

There will be NO smoking of any substance in the outhouses, kitchen or shower house. Not only are cigarette butts unsightly but they are an "EXTREME" fire hazard. **DO NOT** drop your cigarette butts on the ground. They need to be properly extinguished and disposed of.

Playground

The Sub- lessee is responsible for the supervision of their own children and/or guests when using playground and common areas. The Society does not assume any responsibility or liability for any injuries sustained in playground or common areas.

Propane Tanks

Maximum allowable size of any propane bottle on site is 100 lb. All propane bottles must be secured in a manner that prevents the bottle from falling or tipping.

Fuel Storage

Fuel on site must be stored in an approved container.

Guest Policy:

Lot users are responsible for their guests and must share rules, regulations and any other expectations of the society with your guest(s). Lot users will be held accountable.

Quiet Time

12 Midnight to 7:00 A.M. is quiet time.

Commercial Enterprises

There shall be no commercial enterprise without prior written approval of the Society .

Kitchen Rental / Recreation Centre

Contact the executive at cwrboatclub@gmail.com to discuss availability or for more information.

Webpage:

<http://cwrboatclub.weebly.com>

CWR Executive:

Rob Muir, President 403-651-7284 / Lot #10
Wendy Luther, Vice President 403-308-6225 / Lot #97
Karen Nelson, Secretary/Treasurer 403-715-3474 / Lot #103
Marty Jurgens 403-627-8911 Lot #126
Lucas Sorge 403-627-8803 / Lot #78

IGNITING FIREWORKS within the park is STRICKLY PROHIBITED and may result in termination of your lease!