

Holiday Park Resort Ltd.
RV Site / Condo Private Occupant Agreement Terms & Conditions

All private rentals/occupants are a fixed term – renewals are at Management’s discretion

1. The purpose of a private occupant contract is to register an individual(s) (referred to as private occupant) with Holiday Park Resort Ltd. as authorized by the leaseholder to occupy said site/condo without the leaseholder present. This contract is separate from any agreement the landlord and tenant have and is outside the Residential Tenancy Act of BC.
2. The leaseholder understands they may only enter into fixed term agreements with an occupant of a maximum of one calendar month. The Renter is required to sign a monthly registration card with Holiday Park Resort; renewal will be at Management's discretion.

Fees:

3. The leaseholder will ensure their occupant is aware of the required fees and ensure a valid credit card available upon check in. Fees are collected in full at the time of check in from the occupant. No refunds for early departure.

Private occupancy rates per contract are as follows and subject to change by Management:

	Registration Fee	Daily Fee	Monthly Fee
Monthly Occupant – Fixed Term, Renewed 1 st of each month	\$20 plus tax	N/A	\$20 plus tax
Family (for immediate family: parents, siblings, or children)	\$20 plus tax	N/A	N/A
<i>All occupants must have a valid credit card on file with Holiday Park Resort.</i>			

4. Fees charged are for an administration fee. Refunds will not be given under any circumstances.
5. **Only 1 gate card per registered guest, a second gate card may be available only if there are 2 registered guests on the site/condo. This card must be returned at the end of the occupancy. (Max 2 gate cards permitted).**
6. Failure to return a gate card may result in a fine and/or refusal of additional gate cards to be issued. For each gate card not returned or returned damaged, a fee of \$25.00 + tax may be applied to the leaseholder’s account.

Requirements:

7. **Units over 15 years of age require management approval prior to entry.**
8. **Registration (completion of documents to register a private occupant) is from 8:30 am - 7:00 pm only.**
9. All necessary forms, contracts, and paperwork must be completed & given to Holiday Park prior to check in. Failure to do so will result in access being denied.
10. Maximum occupancy is as follows: six on a site, two in a condo studio, four in a one-bedroom condo, and six in a two-bedroom condo. Any exceptions must be pre-approved by Holiday Park Resort management.

Contracts, Renewals & Fines:

11. Contract duration is a maximum of one month with the option to renew no later than 2 days prior to expiration.
12. If a leaseholder fails to register their private occupant(s), or the proper registration documents are not in place with Holiday Park Resort, fines of up to \$200 may be applied to the leaseholder’s account. Any person found on a site or in a condo without a contract in place may be asked to leave the property immediately. Failure to register a private occupant twice will result in

Contract term expires on departure date. Rules and rates subject to change.

13. It is the leaseholder's responsibility to advise Holiday Park Resort if their occupant(s) depart prior to the departure date listed on the contract. This is a security and safety issue for the resort. Failure to notify the office may result in fines of up to \$200 being applied to the leaseholder's account.
14. The leaseholder agrees to notify Holiday Park if there is a cancellation or change to this contract.
15. Upon the sale or transfer of the RV site/condo, this contract becomes null and void. A new contract will need to be issued and approved prior to the sale/transfer for the private occupant(s) to remain on the site.
16. The leaseholder is responsible for having valid liability insurance for the duration of the private occupant(s)'s stay.
17. The person(s) named on this contract will only occupy the RV site/condo listed on the contract. Individuals under the age of 19 may not be full-time residents of HPR. Guests under 19 are welcome to stay with a private occupant for 3 months within one 12-month period. No person under the age of 19 is permitted to stay on the property without an adult. HPR Management will advise the HPLA of any variances.
18. This contract is for the specified dates listed and for the people who are registered on the contract only. No other person(s) will be allowed to occupy the RV site/condo. No occupant(s) may sublet at any time. This contract is non-transferrable and can only be changed with proper written notice.

Rules & Responsibilities:

19. The leaseholder is responsible for the actions and any damage caused by their private occupants. If security and/or management are forced to deal with private occupants due to violation of the rules and regulations or disruptive behavior of any type, charges or fines may be applied to the leaseholder's account. Any damage done by a private occupant will be charged to the credit card on file or the account owners account if the credit card becomes unusable.
20. The private occupant(s) agree to adhere to the current Rules and Regulations. Both leaseholder and private occupant(s) are liable to Holiday Park Resort for all damages to the RV site/condo or Holiday Park facilities by the occupant(s), their family, and/or guests.
21. Holiday Park Resort reserves the right to withdraw consent and ask an occupant to vacate the resort immediately upon breach of any rule or regulation by the occupant(s), their family and/or guests.
22. Holiday Park Resort is not liable or responsible for any personal injury or damage of personal property of any occupant or their family members or guests occurring on Holiday Park Resort premises. The leaseholder(s) and occupant(s) agree to indemnify Holiday Park Resort and its personnel from all claims advanced against them in respect to personal injury, theft, or damage.
23. Upon the expiration of this contract, if the occupant(s) fails to deliver up vacant possession of the RV site/condo, together with all possessions and vehicles, Holiday Park Resort reserves the right to remove such possessions and/or vehicles at the expense of the occupant(s) or leaseholder of the site.
24. Winter occupancies: the site MUST be winterized properly. If the water is to be left on all winter for an occupant, it is the leaseholder's responsibility to ensure Holiday Park Resort is given written notice prior to water being shut off to avoid charges. Holiday Park Resort will not accept directions from an occupant. If the water is shut off, there will be a fee to turn it back on.
25. Private occupants are not permitted to use a mailbox without written direction from the leaseholder. Fees for mailboxes will apply.

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