



HOLIDAY PARK
RESORT COMMUNITY

PEAK ROOF HOMES
CSA APPROVED (Z241)
and
PERMANENT
ALUMINUM
AWNINGS

Requirements & Rules



WELCOME TO A NEW OPPORTUNITY AT HOLIDAY PARK RESORT

The evolution of this resort and a segment of its Member base is moving toward a more permanent lifestyle, with more permanent needs. This is an ideal time to develop and enhance this lifestyle shift by providing a product to better meet the wishes of our existing and future Leaseholders.

Holiday Park Resort is pleased to present the opportunity to introduce a new CSA approved **Peak Roof Home** Z241 unit with a permanent awning and 'Okanagan Room', into the resort.

Management has invested considerable time developing a relationship with reputable local RV manufacturers, to ensure that the product purchased for the resort has a high standard that maintains the look and quality of Park Homes throughout the resort.

In addition, we have successfully negotiated a discount on the already low price, direct from the manufacturer. This discount will be offered exclusively to Holiday Park Resort Leaseholders. We have also standardized the look and quality of the aluminum awning and 'Okanagan Room', also known as an 'Arizona Room'. The companies that retail this product have also agreed to provide an additional discount exclusive to Holiday Park Resort Leaseholders.

As noted in the requirements and guidelines, Holiday Park Resort strives to ensure that a high standard of quality and consistency of overall esthetics throughout the resort are maintained and enhanced for the future. This in turn will assist in further developing our theme and focus of providing the 'sweetlife' at Holiday Park Resort through travel, vacations and a resort lifestyle for all our Leaseholders, Members and Guests to enjoy.

Please review the following information regarding this offer. If you have any questions or wish to explore this opportunity further, please call **Sam Sigal, Holiday Park Resort General Manager**, at **250-766-4255, ext. 4419** to arrange an appointment.

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Peak Roof Home (Z241) RV Manufacturer's Information Enclosed

Aluminum Awnings Manufacturer's Information Enclosed

PURCHASE & INSTALLMENT REQUIREMENTS

PEAK ROOF HOMES Z241 UNITS

Holiday Park Resort Ltd.

1. The RV site must be a Park Model designated site.
2. The Leaseholder must be in the current form of registered sublease.
3. Holiday Park Resort Ltd. will conduct a site inspection to ensure that current rules and regulations are in effect - no perpetuation of past infractions will be permitted. Any variance or change from the rules will need **PRIOR** written approval by Holiday Park Management. Please contact the sales office to arrange an appointment for this inspection.
4. Holiday Park Resort Ltd. will have a registered Canadian Lands Surveyor prepare a site plan of your RV site. **(This is not a 4 corner monumental survey of your RV site).** The site plan will detail placement of the unit, maximum size allowed, and position on the site with all the required set backs outlined. Any discrepancy or dispute regarding the site plan and/or the RV site boundaries must be resolved prior to approval being given by Holiday Park Resort Ltd. The form required is included in this package.
5. The **PERMIT, REZONING & SITE PLANS** fee of \$4,000.00 + tax is required to be paid to Holiday Park Resort Ltd. The permit for purchase and installation is for 24 months only. Should an extension be required, it will be subject to the current rules and conditions. A breakdown of fees is: Site Plan \$1,000.00 + tax / Rezoning & Permit \$3,000.00 + tax.

Once the above requirements are met and fulfilled, Holiday Park Resort Ltd. will issue a permit to the Leaseholder enabling them to order a CSA approved **Peak Roof Home** Z241 unit and place it on their designated RV site.

PEAK ROOF HOMES Z241 UNITS CSA APPROVED RULES

1. Leaseholder may purchase a CSA approved (Z241) unit only from a Holiday Park Resort (HPR) Ltd. designated manufacturer or one that is in the Resort as an HPR Ltd. approved on-site unit. No third party purchases of Z241 units from outside the Resort will be permitted.

2. Minimum criteria for **Peak Roof Home** (Z241) unit:
 - ✓ Unit Size Z241: Includes window extensions (max. 538 sq. ft.) no shorter than 30 ft. Entire length is measured eave to eave or extended bay window(s) if applicable.
 - ✓ *Overall width of basic structure: 13 ft. wide.
 - ✓ *Eave to eave or extended bay window(s) if applicable may be up to 14 ft. 5 in.
 - ✓ Height: 13 ft. 6 in. from ground level to highest point on roof
 - ✓ Floor: must be level and no lower than 18 in. from the ground
 - ✓ Roof: asphalt shingles or metal; must be of a neutral color
 - *Any modification of an existing Z241 roof must be approved by management prior to installation.
 - ✓ Slope of roof: can range from 2/12 to 6/12 pitch
 - ✓ Siding: vinyl
 - ✓ Interior: drywall for all interior walls
 - ✓ Trim: wood, metal, vinyl
 - ✓ Colors: all earth tones and complimentary accent colors only
 - ✓ Power: 50 amp max. for unit with plug. Power for the Okanagan Room must be drawn from the power pedestal using no more than a 15 amp breaker.

Window and door minimums:

- ✓ 1 Sliding patio door or French door or garden door
- ✓ 1 Regular house type door with window in it
- ✓ 1 Extended bay window at one end
- ✓ Additional windows: equaling 50 sq. ft.

Variation to the above minimums may result in units less than 38 ft. and will require prior approval in writing from Holiday Park Resort Ltd.

NOTE: Should the extended bay window not face the road, an additional window will be required which can be:

- ✓ Extended bay
- ✓ Non-extended bay
- ✓ Real or artificial with real glass
- ✓ Palladian 5 ft. x 5 ft. with additional arch

3. Positioning of unit on site with required setbacks:
 - ✓ Minimum 3 ft. from any other property line to the outermost point of the unit.
 - ✓ Minimum 6 ft. from the roadway to the outermost point of the unit.
 - ✓ There must be a designated area a minimum of 22 ft. long by 8 ft. wide to park a vehicle on the site.
 - ✓ Height of the unit cannot exceed 13ft. 6 ft. high from the lot surface to the top of the unit at any point.
 - ✓ Unit must run parallel to the original concrete pad and services for the site.
 - ✓ Unit may be installed on the RV site without the wheels and or axles.
 - ✓ All waterfront sites will be required to have setbacks from the water as determined by Management so as not to block the views of neighboring properties. Position of unit must be approved by Holiday Park Resort Ltd. prior to placement.
 - ✓ Access to services: water, sewer, hydrometer reading, must be made easily accessible for Resort Maintenance.
 - ✓ ***No modifications to Peak Roof Homes are permitted whatsoever unless performed by the manufacturer and approved by Holiday Park Resort management. All units must be Z241 CSA approved.**
4. It is the Leaseholder's responsibility to ensure the manufacturer submits a plan for Holiday Park Resort Ltd. approval prior to installation.
5. The unit must be blocked and skirted with vinyl or aluminum siding similar to the current rules for all permanent RV units.
6. ***Air conditioners or a management approved Amana 410A Seer Heat Pump may be pad mounted.** All wiring must run through the internal wiring and fuse box of the unit and cannot be wired direct to the power box or main service of the site. **No greater than 50 amps may be provided to the unit.**
7. The Leaseholder acknowledges that Holiday Park Resort Ltd. is not responsible in any way to provide any additional services to the RV site, other than those that currently exist.
8. Any additional taxes or assessments specific to the site and unit that may be imposed by the resort, municipal, city or government authorities will be the responsibility of the Leaseholder.
9. Post Site Inspection upon completion must be made and all conditions of placement and development must be met with final approval less than 24 months upon issue of the PERMIT. All HPR current Rules and Regulations in addition to the specific rules and regulations pertaining to the Z241 units and Aluminum awnings will be enforced.

RULES FOR PERMANENT ALUMINUM AWNING & DECK WITH OKANAGAN ROOM

Aluminum top and enclosure Okanagan Room design - Specific to Z241 units only.

1. Okanagan Rooms can only be purchased from Holiday Park Resort Ltd. authorized suppliers.
2. ***Decks must meet the current Holiday Park Resort Rules and Regulations as published.**
3. Awning and all types of enclosures must be completely installed by the manufacturer, or other Holiday Park Resort Ltd. authorized suppliers from start to finish. Aluminum awning can only be on one side of the trailer.
4. The length of the awning can be no longer than the trailer and cannot overhang the unit on the front or back in any way. The width must be no greater than 10 ft. with no more than a 1 ft. overhang, for a combined width of 11 ft. The height cannot be greater than the height of the trailer.
5. Setback from any property line is 3 ft. and setback from roadway is 6 ft., with eaves being the outermost point.
6. The roof must be an aluminum embossed, insulated system of either 3 or 6" thickness.
7. No carport, covered parking or additional enclosed storage building will be permitted.
8. The addition may be completely open as a covered deck or if an enclosed Okanagan Room is built, no less than 50% of the entire length can be enclosed and 60% of the enclosure must consist of glass windows. If a vertical space with no glass is desired between any two openings (doors, windows or door/window combination), the plans must show this vertical spacing NOT to exceed 16 inches between any doors, windows or door/window combination. This applies to all three exterior sunroom walls. All other specs remain as explained in the specifications available from Holiday Park Resort.
9. The awning and deck enclosure cannot have additional external or internal walls to create rooms, closets, hallways or partitions. Any construction or modification of the interior must be approved by management prior to the work being done.
10. All designs and enclosures require approval by Holiday Park Resort Management. It is also the Leaseholder's responsibility to ensure that the manufacturer submits a plan for approval prior to installation and that the CSA approval of the Z241 unit is not jeopardized by the installation or any electrical/mechanical modifications of the Okanagan Room or Z241 unit.

HOLIDAY PARK RESORT RV SITE PLAN APPLICATION FOR PEAK ROOF HOME Z241 UNIT

This is my authorization to have Holiday Park Resort Ltd. instruct Russell Shortt, Canadian Lands Surveyor, to proceed with the site plan on:

Site#: _____, Plan # _____ on _____
(Legal Description from explanatory plan) *(Road Name)*

Leaseholder Name(s):

(Print Name)

(Print Name)

Phone: (_____) _____

Phone: (_____) _____

The RV site plan will show:

1. Boundaries on the RV site
2. Concrete pad location
3. Location of utilities
4. Setbacks from property lines
5. Location for the **Peak Roof Home Z241** and parking stall are shown on the sample plan, with measurements.
(*I have attached a rough sketch of my RV site, outlining my preferred requirements)
6. Location of the **Peak Roof Home Z241** on the site
7. Minimum and maximum length and width of the unit for that site
8. Parking area of 22 ft. x 8 ft. and its location on the site
9. Once Holiday Park Resort has received the \$4,000 + tax rezoning and site plan fee and a final approval letter has been given, there will be no refund.

NOTE: Please provide this form filled out with the attached sketch to Holiday Park Resort for submission to Russell Short, C.L.S.

(Leaseholder Signature)

(Leaseholder Signature)

(Holiday Park Resort Ltd. Authorized Signature)

(Date)