

Cranbrook RV Park Rules & Policies

Revision Date September 19, 2025

Occupancy

- Cranbrook RV Park accommodates daily, weekly, monthly guests as well as short term and long term rates for our customers.
- Upon check in, you will be asked to provide a valid driver's license and plate numbers for your unit and vehicle. Photo copies of your drivers licence may be taken at the discretion of the Owner/Manager at any time.
- Upon check-in, Guests will receive a code to gain access to the facility building, This code is for REGISTERED GUESTS ONLY and is not to be shared at any time for other than the registered. Abuse of the amenities will suspend your access to the building.

RATES

- Seasonal fees and rates are as follows:
 1. Daily rate \$60.00 per night for full service sites (Power, water, sewer, wifi and access to the facilities)
 2. Weekly rate \$400.00 per week for full service sites
 3. Monthly rate April to September \$1100 a month for full service sites
 4. Monthly rate October to March \$1000 a month for full service sites(you are required to use the propane services for winter months.PLEASE NOTE* These rates DO NOT include Propane Or Laundry costs.

*Rates to any of these services may be changed by Owner/Manager at anytime and notice will be given to all guests

* Wifi connections can be spotty at times, and you may have to use your own internet. We apologize ahead of time and we will be continuing to work on obtaining a reliable and permanent solution for the Park.

- Fees include yourself and family members travelling and staying in your unit plus 1 vehicle. Any additional vehicles must be parked outside the camp across the street.
- Guests are welcome. Any overnight visits will require your guest to register and a fee of \$10 per person per night will be charged.
- Tents on your lot must be approved by the Owner/Manager before being assembled and tents are only permitted on a 2 day basis as we want to keep our grass healthy.

MONTHLY OCCUPANTS:

REQUIREMENTS TO STAY ON MONTHLY LOTS:

- Trailer must be **12 yrs old or newer**. If the trailer exceeds the age limit, inspection must be done. Photos of all 4 sides must be taken clearly and visually to see the condition. Trailer must look like it's in pristine condition for consideration of stay.

- Trailers that do not meet this condition will only be eligible for short term stays.
 - You must have a Water Pressure Regulator
 - You must have a Power Surge Protection Box (only certain models meet the standards of the campground and power structure, please contact office to see if your model is sufficient)
 - You must have a Heated, insulated water hose. It cannot be homemade (garden hose wrapped in heat trace is not permitted)
 - You must have skirting for the winter months (set up by Oct 1 and run through till April). It can be a manufactured skirting system or/and we do allow construction built framing. Foam boards must be minimum 3 INCH thick and neutral or silver in color. WE do not allow tarps of any kind and anything that will look unappealing to the guests and to the Park.
- It is the responsibility of the Register guest(s) to show proof of registration and insurance of the unit that will be staying at the park.
 - Your vehicle must be insured at all times.
 - You must notify the office in writing if there are any changes to your insurance, driver license, addresses, phone number and other contact information.
 - The Park CANNOT be used as your residential address, you must have another residence or open a PO BOX at the post office.
 - Only parcels will be accepted at the campground and you must inform the Owner/Manager so you can receive additional information to have your package sent to the park.
 - The Park is considered Recreational so No construction, Backyard mechanics, use of Power tools and Hobbies that may disturb the other guests.
 - Subletting or Renting out your unit to other people is STRICTLY PROHIBITED

SEASON LENGTH

- We Service a Year Round campground. Rates for staying will change based on the season and discretion of the Owner/Manager.
- We can accommodate 17 YEAR ROUND guests with full amenities, Availability is based on first come first serve basis.
- You can be added to the year round requirement list if we are full and adjustments will be made accordingly.
- Our Seasonal sites can also be available for occupancy during low season (Power, Sewer, bring in your own water) at a reduced rate and on approval from the park.

ADDITIONAL VEHICLE/ PARKING

- As our lots vary in sizes and dimensions, some lots can house 2 vehicles. In such cases, that is permitted. If you are in a lot that cannot safely park in the drive then you have to park your vehicle across the street, outside of the park.
- The park may limit the number of vehicles on a site. Insurance and Indemnity.
- You are not to park on the grass or block the road way for any reason at any time.
- All vehicles must be properly registered and insured at ALL TIMES.

- You must lock up your belongings, bikes, generators, anything appealing for looky loos.

CRANBROOK RV PARK IS NOT RESPONSIBLE FOR THEFT, VANDALISM, LOSSES, DAMAGE OF ANY KIND DUE TO ACT OF NATURE, POWER OUTAGE, ELECTRICAL ISSUES

DELIVERIES

- The Park does not allow for any general mail deliveries as our park is Private Property and not to be used as a residential address. As stated above, you must open a PO BOX at the post office.
- Parcels will be accepted here at the Park. In order to use the Parcel service you must communicate with the Owner/Manager to receive additional information for your parcels to be approved for delivery to the Park address.

FEES AND INVOICES

- The Occupant is responsible for paying invoices to the park by the invoice due date. We do our best to accommodate people's working schedules. We have put in place payment options of Cash, Debit, Credit and E Transfers to make such payments.
- Proper notice and communication must be given to the Owner/Manager if fees will be late. The above payment methods should prevent any late payments.
- Based on case by case, The park will adhere to Late fees of \$25.00 and \$5.00 per additional day will be applied to payments that were not approved prior to late payment status.
- Cranbrook RV Park has the right to lock the wheels and chassis of ANY RV or vehicle until all fees and charges are paid for.
- Extra fees, if any, will be determined case by case basis solely at the discretion of the Owner/Manager.

VISITORS

- Visitors are defined as guests of a Registered Occupant who are not their children or grandchildren under the age of 18 or immediate family member. There are no visitors allowed without the presence of the registered guest at any time.
- The Occupant must advise the visitor of the Park Rules and Policies, and the Occupant will be responsible for the visitor's conduct and any damages caused by such visitors.
- No Visitor is to have access to the Registered Guest Facilities without the Registered guest present.
- Visiting hours are open daily, Quiet time starts at 10pm, any louder activity must be moved inside or your unit while maintaining respect and courtesy to your fellow neighbors. BC BYLAW is 11pm, so all activities shall cease by that time. Failure to do so will result in ejection from Park with no refunds given.

Profanities, Harassment, Bullying, or Destructive Behaviors towards any Guest will not be tolerated and will result in immediate removal of said occupant, visitor or both.

- Overnight visitors are permitted to set up a tent on Guests site with prior approval from the Office. Additional Charges for tents is \$30.00 per night for a maximum of 2 nights.
- Visitors are not permitted to bring their own trailers and set up on your lot, they must purchase their own lot if one is available.

- ANY overnight visitors over the age of 18 staying with the Registered Guest must come to the office and be registered. Violation of this rule deems the visitor as a trespasser and will be removed from the property.

SUPERVISION OF MINORS

- Cranbrook RV Park is not quite demographed for minor children but we do welcome all visitors with open arms. That being said, the Occupant will be responsible for the conduct of their children.
- An adult must be present at all times when minors are outside of their units.
- Adults must be present when a minor is operating any type of motorized toys.

PETS and DEPOSITS

- Pets are allowed here at the park at the discretion of the Owner/Manager. There is a maximum of 2 pets only
- There is a pet deposit of \$50.00 per pet due upon check in. Cats are excluded from Pet deposits.
- Pets are to be quiet, well mannered and well behaved. Disruptive, Aggressive or non socialized animals that are disruptive or show unsettling behavioral issues, will result in being ordered to be removed from the campground.
- Pets are NEVER to be left unattended
- Pets must be on a leash at all times
- Occupants MUST always pick up after their pets. There is zero tolerance for left doo doo on the campground and dog run area. Everything is under surveillance so please do not leave turds on our turf. Failure to do so will result in eviction from our camp ground with no returns or refunds.
- Leashes must be 5ft long or shorter
- Pets are expected to be vaccinated and the Occupant, if asked, must provide proof to the Owner/Manager upon request. Failure to do so, removal of pets will be enforced.
- Cranbrook RV Park will not be held liable in any way, for Occupants or other Occupants pets conducts, medical, human to animal contacts. All discrepancies will be the sole responsibility of the Pet(s) owners.

SEPTIC

- Do not flush the following down the toilet or sinks. Diapers, sanitary napkins, paper towels, tampons, applicators, condoms, flushable wipes, or any other type of wipe, masks, gloves, coffee grounds or other composts, paint, oil, grease, or corrosive chemicals
- It is the responsibility of the occupant to refrain from using harsh chemicals that may rot or damage their own sewer access.
- It is the responsibility of the occupant to regularly check their hoses and connections for leaks, odors, damages or cracked fittings.
- If repairs have to be done due to any negligence from the Occupant, the Occupant will be charged \$200/Hr with a 1hr service call plus any additional costs to repair and service the damaged area.

PLEASE CONTACT THE OFFICE IMMEDIATELY IF YOU SEE A LEAK OR A SPILL

WATER, WASHING AND WATER CONSERVATIONS

- It's important to be mindful of our resources, but seasons do get warm, so we encourage healthy growth and stability of our vegetation. Maintenance is regularly done and we encourage our long term guests to help in assisting keeping their lots clean and tidy. We also encourage ppl to water their lawns on a regular basis.
- Doggie pools are permitted on site 4 inch water level max, no inflatable pools or big pool structures allowed.
- No Plunge bins, cold tubs, hot tubs or any structure that requires a mass amount of water
- No washing of trailers, motorhomes or vehicles allowed on the campground.
- Do not wash the roads
- Do not excessively water flower beds or gardens.
- Individual water meters may be installed and Occupant will be charged extra if found to be abusing the water system.
- The Occupant is responsible for checking their hoses for drips, leaks, cracks, or damages.

PLEASE NOTIFY OFFICES IF THERE IS ANY DEFICIENCIES IN THE WATER OR POWER SOURCES ON CAMPGROUND.

HYDRO

- The Campground provides full serviced lots, but it is the responsibility of the Occupant to use the resources responsibly
- If the Occupant plans to leave their unit for more than 7 days, you will be required to unplug your unit unless approved by the office prior.
- It is the responsibility of the Occupant to inspect their hydro lines and connections for worn or frayed wires.
- Generators are not permitted, unless authorized by the Office due to Campground mechanical issues, repairs, or power outages.
- AMP draw cannot exceed site AMP power supply. Not following this will result in expensive electrical repairs that all expenses will fall solely on the Occupant.
- Overuse or abuse of power will result in your power being disconnected
- Electric fireplaces, space heaters and any device that over draws power are not permitted on the campground sites.

USE OF SITE AND COMMON AREAS

- Speed limits on site are 15km/hr or less. NO EXCEPTIONS!
- No unlicensed vehicles or units permitted on campground
- Bicycles and other recreational toys must be locked up and covered.
- Abusive behavior, or profanities towards other guests is not permitted on this campground and you will be evicted.
- Glass cups are frowned upon as they may cause injury to yourself and to the other guests

- Internet wifi is accessible for the guests, we monitor the usage of the wifi and will disconnect anyone with over usage, its set up to be recreational wifi and the services provided are treated as such.

NOISE

- Please be considerate of your fellow neighbors, educate yourself on the city bylaws. Quiet time starts at 10pm and total cease is at 11pm. Be considerate as we have a wide range of people in different job fields that require them to work all hours of the day and evening.
- All visitors that are not overnight registered guests must leave the campgrounds no later than 11pm.
- No firecrackers or fireworks
- No live bands or late night outdoor parties.
- Music on within reason until 10pm, keep it polite.
- If you, the Occupant is disturbed by another guest, please contact the office and we will have it dealt with immediately.
- Sunday is an all day quiet day at the park.

SITE MAINTENANCE, PROJECTS REPAIRS

- Occupants will get proper notice when there are large projects to do on the property between 24-72 hrs depending on the priority or severity of such project or repair.
- Lawn care maintenance happens as needed as is not on a set schedule, we will do our best to accommodate everyone's time frames. No notices are given for lawn and yard work.
- No occupant shall dig or place structures into the ground on their lots.
- The maintenance people have permission to come onto anyone's lot at any given time for upkeep, repair, emergencies or inspections.
- The Occupant is responsible for keeping their lots neat and tidy during your stay here at Cranbrook RV Park.
- The Occupant is responsible for keeping the exterior of their units in good visual condition.
- You are encouraged to use Duthies propane services for your propane needs.
Duthies's First Choice Propane, Cranbrook, BC (250-489-2238)
- No fencing is permitted in the Park, all dog fences must be approved by the office before setting up and you must be in a "pet used" lot. (lots with minimal grass)
- Do not place any items along the roadway as they may be damaged or injure another guest.
- Do not park on roadways or the grass at any time for any reason. Only use your designated spot on your lot for parking. Do not park in an empty lot as it may be reserved for another guest.
- Additional parking is outside the campground across the street

NON-PERMITTED OR RESTRICTED ITEMS

- ***ABSOLUTELY NO FIRE ARMS OF ANY KIND ARE PERMITTED ON THE CAMPGROUND FOR ANY REASON***
- Trampolines, pools are not permitted

- No ATV's, mini bikes. Dirt bikes are to be taken directly out of the campground and are only permitted to drive to enter and leave the Campsite.
- No storing boats, vehicles, cargo trailers or any additional camping units.
- No repairs to vehicles or trailers on site, no backyard mechanics allowed. We do allow services companies to come in and do repairs on your, the Occupants behalf during business hours
- Sheds, lean two's, add a rooms, hardtop gazebos, rigid awnings (non-canvas, Hard roof) are not permitted
- Gazebos must be no bigger than 8x8 and have a soft top
- Decks are not permitted
- Step extensions are allowed but must have a railing if over 36" high off the ground.
- The Occupant is responsible to ensure that underage drinking and underage consumption of cannabis does not occur on the site.
- Although cannabis is legal, we ask that you be respectful of ALL the guests here and refrain from smoking it outside your trailer or in or around the facility building. If you must, leave the site and go for a walk across the street. Do Not HOTBOX your trailer as it leaves a long lingering smell in and around our community.
- The Occupant shall not cultivate, produce, or distribute cannabis anywhere on park land, the site, or surrounding areas of our campground. If caught doing so, authorities will be called and you will be permanently ejected from the premises.
- In the event that consumption or smoking on the campground complaints come in regards to the Occupant in question, as determined solely on the Park Owner/Manager , may further restrict such on-site consumption or smoking as deemed fit and appropriate.
- Use of illegal drugs ANYWHERE in the campground is prohibited and will result in immediate eviction, termination of occupancy and Authority alerted.

SMOKERS: Please use a receptacle to collect your butts. DO NOT throw your butts on the ground anywhere on the campground property . Do your part in keeping it clean. There are butt receptacles set up by the facility building as well.

LIVE OPEN CAMPFIRE ARE NOT PERMITTED, PROPANE PITS AND TABLES ONLY

- Smokers are allowed but must be securely operated away from anything that may be a potential fire hazard.

GARBAGE & WASTE

- Dispose of all waste properly, there is garbage set up by the facilities. There are also recycle bins set up along the facility building to take plastic bottles and cans. Please refrain from throwing paper, cardboard, and actual garbage into these containers. Everything is under surveillance and Occupants not following instructions, will be charged an extra cleaning fee.
- Do not dispose of appliances, furniture, e-waste, paint, tires, metals, wood or mattresses into our garbage bins. It is up to the Occupants to be responsible to dispose of those items from the park. The bins are for household garbage only. If caught, Occupants will be fined up to \$500 and may also lead to termination of your stay at our campground. If you need a disposal service, contact the office to possibly arrange disposal for a fee.

NON-RENEWAL OR VACATING A SITE

- Cranbrook does not do or act within RTB rules and rights. Upon check in you will sign forms waiving all your rights. In this case as we are a recreational Park, we do not hold or request security deposits. ALL deposits made to reserve your site will be used to go towards your balance due at check-in.
- Any occupant with a pet, may be asked to have a credit card put on system in case damages are caused to the property and the grass
- We ask that you keep your lots clean and tidy as it makes for a smoother transition for the next guest to come in.
- The park reserves the right to charge the Occupant for any damages that incurred during the occupants stay. Occupants will be charged for any repairs or replacement of grass areas that were damaged due to neglect, misuse, or pet damage.
- WE do not store trailers, therefore at the day of check out please be sure to grab all your belongings, if anything gets left behind the Park will Charge the Occupant a clean up fee .

A waiver of any one or more of the terms or conditions herein contained shall not be deemed to be a waiver of any of the older terms and conditions of this other than those specifically waived and in no event shall any waiver be deemed to be a continuing waiver.