

## SEASONAL CAMPSITE CONTRACT TERMS AND CONDITIONS

The contract of use of the site by Unicamp to the Camper, shall be subject to the following terms and conditions:

**TERM OF OCCUPANCY:** This site is accessible for use from May 1st, 2018, to October 31, 2018, however we request that you inform staff of any times you will be on site before May 15th or after the Thanksgiving weekend in October, as there are limited services and staffing in these times. All services may be affected by weather, or unforeseen circumstances. Unicamp reserves the right to close services for repair, upgrades and/or other maintenance.

Unicamp is closed from November 1st - April 30th of each year, without water, on-site staff, sewage, road clearing, or other services during this time. Please do not visit Unicamp at these times.

It is expressly acknowledged by the signing parties that there is no representation of assurance by Unicamp to the Camper that this contract will be renewed annually. A request to renew the contract for the subsequent year will be made by the camper, no later than the end of the contract year.

Any Campers that are not to be offered another seasonal camper contract will be contacted by the end of the contract year. Sites that are not contracted for the following season are to be vacated by the Camper by May 15th, of the following year, at owner's expense.

**CAMP RULES AND REGULATIONS:** The Camper acknowledges that they have read and understand the terms of this contract, and have read and understand and signed the **SEASONAL CAMPER PRIVILEGES and RESPONSIBILITIES** (attached – see below). Unicamp reserves the right to, as needed, make changes to the rules of Unicamp. Campers will be informed in writing and have the option to cease their contract, if they cannot agree to the rules. Campers are expected to comply with the rules that maintain safety and cohesion in our camp.

The Camper hereby agrees that they will inform family members, guests, visitors or other persons attending at the Camper's site as to **SEASONAL CAMPER PRIVILEGES and RESPONSIBILITIES**. The Camper assumes responsibility for the conduct of permitted family members, guests, visitors or other persons attending at the Camper's site and while they are on Unicamp property.

**FEES:** All charges for a deposit, storage, rent, services prior to usage. Please review the **Fee Schedule** (attached). Site and Seasonal user fees must be paid in full by **May 1** on the year of rental.

In addition, the Camper commits to fair and respectful compliance with other fee for service arrangements, including timely booking/registration and payment of fees for guest's visitation, Unicamp prepared meals and Unicamp hosted programs.

Failure to remit any payments and forms required under the terms of this agreement and breach of any of Unicamp conduct agreement by the Camper, their permitted family members, guest,

visitors or other persons attending the Campers Site, shall be deemed to be a breach of this contract and this contract may be terminated at the discretion of Unicamp management.

**ASSIGNMENTS:** The parties agree that the Camper cannot assign this contract. Sites are the responsibility of the main site holder, including all financial and care responsibilities in line with this contract. At the completion of this contract all rights to the site use and assignment return to Unicamp.

**ABANDONMENT:** In the event that the Camper abandons a site for a period of sixty (60) or more days, without prior written agreement with Unicamp, Unicamp may remove the belongings, (any or all of tents, trailers, camp gear and other personal items) from the Campsite. The Camper releases Unicamp of Ontario, its officers, employees, agents, and servants from any loss or damages incurred to the Trailer and its contents as a result of such removal

The Camper shall pay removal costs, storage and miscellaneous charges incurred by Unicamp.

Unicamp shall give the Camper 15 days' notice of such charges and should the Camper not pay to the owners such charges with 15 days after receipt of such notice, Unicamp reserves the right to sell the apprehended items and apply the sale proceeds to pay all monies owing by the Camper to Unicamp.

## **SEASONAL CAMPER PRIVILEGES and RESPONSIBILITIES**

**FREEZERS & SEASONAL PORCH:** Please keep the area neat and clean and volunteer to be on the "Freezer Maintenance Roster" one weekend this summer. Two freezers are available exclusively for seasonal campers' use. Please put the latches down firmly on the freezers to limit racoon visitors.

The upright freezer is only for ice. Flat ice packs and containers stack best, limit of 1L ice pack or equivalent per camper on site. Camp has 6 emergency ice packs available for those times of need. After use, please clean them, and return them to the top shelf in the upright freezer.

The key for the chest freezer is hanging to the right of the upright freezer. The chest freezer is for ice, and, in extremely hot weather, some frozen goods (labeled and dated or it may be removed).

For washing up please bring your own dish soap and scrubbers, if you leave them you risk curious animals. Let's make a collective effort to maintain this shared seasonal camper space.

**SITE USE:** Seasonal Campers are welcome at Unicamp from water turn-on until water off, the weekend after Thanksgiving. You can set up or take down your site anytime between those dates. For safety and liability mitigation, no one is to be on property outside of these dates without permission from the Board Representative (seasonal@unicampofontario.ca) or the Property Manager, Terry O'Sullivan: **tosulttwo@gmail.com**

We respect the natural aesthetic of our property and encourage you to do the same. Sites are to be kept neat and tidy. You may not change the dimensions of your site nor erect any permanent structures, i.e. buildings, porches, or decks.

We strive to have the buffer zones be 20 feet deep between sites. We ask that you do not occupy the buffer zone around the site you are renting, and that you refrain from placing your

personal items including chairs, wood piles or hammocks in these spaces. This area is to be left wild to help ensure there is some privacy and space between sites and is not included in the space you are leasing for the year as part of your rental agreement.

Following the landscape, some sites are larger than others, offer more or less privacy, moisture and access to services. All sites have different shapes and attributes. This is the reality of our naturalized property. Any request to alter your site must be in writing and are only permitted with prior written approval from the Unicamp Director.

At any time your site is permitted:

- One trailer or RV limited to 24 ft. or less.
- Maximum of one trailer/ RV, and two **or** three tents
- A maximum of 6 persons may stay on your site at one time

As ours is a largely naturalized environment: it grows and changes. Our usership is diverse and evolving. In an effort to balance the needs of all our users and natural landscapes, sites may be inspected periodically. Site specific changes may be requested at the discretion of the Property Manager and Director. Your respect and cooperation are appreciated.

**END OF SEASON SITE CLEAN UP:** Camp set up and close up is the responsibility of the Camper. When vacating your site for the season, please pack everything in your trailer or storage units or take it home. Please respect your camp (and our neighbours, that live nearby year round), and keep camp to be in good shape for the coming year.

Please note that Unicamp of Ontario, does not maintain roads or walkways during the off-season. Please do not enter the property during those times, where conditions could be unsafe.

**CAMP STAFF & TOOL SHED:** If you are looking to borrow camp tools, please ask senior staff and use the sign out sheet. Be sure to sign it back in again upon return. If you need a picnic table moved or replaced, or you want your site regularly mowed please email the Property Manager or Camp Manager before the start of season.

**TELEPHONE:** Unicamp has only one telephone line. If you must use Unicamp's telephone please keep your calls short and if the call is long distance, please use a calling card.

**GATE:** The combination for the lock will be changed at the end and start of each season. During the shoulder seasons, the gate is to be kept locked at all times unless a Management staff is on site who authorizes otherwise. If it is locked when you arrive, enter and please lock it behind yourself to keep our property secure.

**CHILDREN & JOUTH CAMPS:** Children's Camps take place in July and early August (see the calendar for exact dates). It is a Seasonal Camper's privilege to be on site during these weeks. Clothing is required on all beaches during these programs. Please respect these important programs and limit alcohol to modest use on your site only, during this time.

The following areas are off limits during these programs: the playground, and mini-common between dorms, the dining hall, and dining hall deck during meals or programs. You do have very limited access to the program centre and beaches provided there are no campers or programs going on in these locations at that time. It is best to get a schedule from Admin so you can plan your stay.

Seasonal Camper Children who are under 18 years old, who are not registered for camp, are not allowed on the property during Children's Camp UNLESS all the following conditions are met:

1. You speak with the Camp Manager and get explicit permission
2. Children are accompanied by an adult at all times.
3. You strictly adhere to the site use restrictions listed above.

We enforce these restrictions because we are required to be clear which children are in the program and thus cared for by the staff, and which are not. This is a safety concern and your cooperation is imperative.

**POTABLE WATER:** During the regular season our water is tested daily, and all tap water is potable. If the water has not been used for a while, it may take 25 minutes for a supply of freshly chlorinated water to reach the optional beach with proportionately less time for taps closer to the pump house. Consider running the tap, if it has been inactive.

Testing does not happen during the shoulder-season unless the Property Manager is on site or you are specifically told it has been tested on that day. If you are here in these times, please don't drink the water unless you have been assured it is safe. Thus, in early May, and late October, please bring your own drinking water. Check with the staff if you have questions. If no staff are onsite, assume the water has not been tested.

**POLICY ON CONSTRUCTION OF CUSTOM-MADE TRAILERS:** Due to Niagara Escarpment Commission regulations and noise and safety concerns, Unicamp Seasonal Campers are not permitted to build structures on Unicamp property. Structures such as custom-made trailers and decks must be constructed outside of Unicamp property. Trailers must be secured on a legal wheeled trailer base and follow all Ontario road and vehicle guidelines and rolled down the main entrance road on said wheels. The trailer base must stay permanently attached to the structure. The maximum size allowed is 204 square feet, with a maximum length of 24' and maximum width of 8' 6". Due to the nature of the land, the maximum height is 12' from the bottom of the wheel to the highest point. The move into camp must be arranged with the Camp Manager, or Property Manager and supervised by camp staff. Camp staff must oversee the entry of the structure onto camp property to its stationary location. If violations of this policy occur, the Unicamp Board has the right to require the owner to remove any structures on Camp property that does not comply with this policy, at the owner's expense.

**VACATING A SITE:** If you do not plan to return next year, please let us know as soon as possible, preferably by January 1. If you have not confirmed by February 15, which includes the receipt of deposit and signed contract, we will consider the site available for the next person on the waiting list. Your site must be vacated and all belongings removed by May 15th or the season following your occupancy, to allow the next user to move in.

**SITE SHARING:** Site sharing can be a great way to maximize the use of your site and keep it affordable. The arrangement you have with someone you are sharing with is yours to make and their names must be included on the contract as additional person(s) occupying the site. All fees and the care of the site remain the responsibility of the Camper. If the Camper no longer wishes to rent a seasonal site, or is not offered a contract to return, then the Camper is responsible for clearing the site as per the contract.

**WAITING LIST FOR SEASONAL SITES:** Currently, we have a sizable wait list. The only way to receive a seasonal campsite is through placing your name on the waitlist. We will contact applicants in the order that their name appears on the list and applicants have the option to

pass on two occasions, before being removed from the list. Unicamp will send out emails once per year to notify those on the waitlist of where they are on the list and to confirm their interest in continuing to wait.

**WORK WEEKENDS and WHAT YOU CAN OFFER:** Unicamp is a cooperative community. We rely on the generosity of volunteers financially and in generosity of time and sharing of talents, in order to keep our fees reasonably priced and our camp in good order. We strive to develop the type of interconnected community and relationships that thrive and deepen through working alongside one another. Please see the brochure for work weekend opportunities and absolutely reach out to our Camp Manager, Property Manager or Executive Director, to find out what aspects of camp are requiring most support. There is truly something for everyone to help with and your help is deeply appreciated.

**Seasonal Campers agree to follow the CAMP Conduct Agreement, as follows:**

### **CAMP Conduct Agreement**

**Noise,** at all times campers are asked to limit the generation of excessive noise. Check your seasonal calendar for the Noisy Weekend for bigger repairs. Amplified music, generators and any noisy recreational items are not permitted except at camp dances and programs. A quiet camp is expected after 10 pm, including at all camp sites. On drumming and dance nights there is an 11 pm noise limit. To minimize disruption to the peace of camp life, the noisier camp activities such as minor construction, trailer repair or wood splitting are limited to the hours between 4:00 and 6:00pm. All activities creating excessive noise are prohibited when they conflict with programs. In order to keep the needs of camp met, there will be exceptions made for staff performing noisy activities in the performance of their duties.

**Alcohol and illegal drugs,** underage drinking/illegal drug use is not permitted. Discreet alcohol consumption is requested. A full alcohol and drug policy is available upon request and located in the dining hall and admin building at Unicamp.

**Smoking:** Smoking is allowed at your campsite fire pit and at the three communal fire pits. All other areas are smoke-free. Please be considerate of your neighbours.

**Harassment:** Ours is an inclusive and peaceful community. No harassment or abuse of any kind will be tolerated. If you encounter any situations where you find yourself uncomfortable with someone's words or actions, please address that person directly, and if appropriate, please report it to the Camp Manager. The Unicamp Anti-Harassment policy is strictly enforced.

**Dining Hall:** Our dining hall is nut free. Shoes are required. Meals are generally served at 8:30am, 12:30pm and 6:30pm with some exceptions for Friday evening and candlelight dinners. There is a 15-minute warning bell before the dinner bell. We are equipped to provide hearty meals for vegetarians and those without dietary restrictions. Those on restricted or speciality diets are encouraged to bring food to supplement in, or, to cook their own meals. Please pay **before** receiving meals. Occasionally, last minute meal requests can be accommodated. If so, you will be given an invoice to present at admin for payment. We ask that you wait until those who have booked ahead of time receive their meals.

**Ice Packs:** Currently we provide an icepack service to those camping. The freezer is located on the admin deck. **Donations to support the continuance of this service are gratefully appreciated.**

**Wood:** Wood for Campfires when fire bans are not in effect is located by the admin building and near the main pit. **Donations to support the continuance of this service are gratefully appreciated.**

**CHILDREN'S CAMP AND JOUTH CAMP CLOSURE TO PUBLIC:** (see dates in the seasonal camper addenda). Camp is closed to all visitors and day visitors. Beaches are clothing required at these times.

**Lost and Found:** Located in Admin. We frequently donate unclaimed items. Please leave valuables at home.

**Dogs at Camp Policy:** We welcome our dog-owning campers during specific Dog-Friendly weeks only. (See your calendar, attached!) We ask that those bringing dogs be mindful of their canine friends at Unicamp and respect these designated dates and the conduct policy.

Dogs must be on-leash at all times on camp property, including the pond. Dogs must be kept back from people who do not wish to interact with them (especially at campfires and at the beach where they might be in close proximity) and away from other dogs that may interact aggressively with them. Excessive barking disturbs everyone at camp; if your dogs bark when you leave them alone, then someone must stay with them at all times.

Dogs are not permitted on Cow Pye Hill, part of our neighbour's ranch property, and the Unicamp Spiritual Centre and Dining Hall and deck are off limits to all animals at all times. Owners must carry bags to scoop up after their dogs (on any part of Unicamp property, even in the woods) and dispose of the bags in the container marked for that purpose near the dining hall.

During Dog-Friendly dates, dogs are permitted in the pond at Bob's Beach only and between 10 - 11 am and 4 - 5 pm only, and must not be allowed to relieve themselves on the beach sand. Dogs digging on the beach disrupts the natural habitat of our turtle friends, and has seen them migrating further away from the beach to lay their eggs. We ask you to be mindful of this when your dog is on the beach.

**BEACHES, POND, WATERCRAFT & DIVING TOWER SAFETY REQUIREMENTS,** safety requirements for the pond and diving tower apply to all persons using the pond including campers, seasonal campers, staff and private renters. With the exception of specific children's camp programing, we do not have lifeguards on site, and safety is always our shared responsibility.

The Camp-owned spinal board and other safety devices are to be used **ONLY** in emergencies. An air horn for emergencies is located in the first aid box under the beach shelter.

You are responsible for you and your children's safety. All children 16 years and under, must be accompanied by a responsible adult, when on the beach or swimming in the pond. It is highly recommended that you always swim with a buddy, either in the water or watching from the shore.

A maximum of 4 people (1 on the ladder and 3 on the top) are permitted on the "Diving Tower" at any one time. Swimmers must jump off the Tower from the side facing the main body of the pond and must enter the water feet-first. A maximum of 8 people allowed on the docks or on a raft at any one time.

Life jackets are provided and must be worn by all while in canoes and any other boats or rafts used on the water. Boats and canoes are to be boarded at the docks or shore, and no boarding or disembarking in the pond or on the rafts. All watercraft use requires at least one rider be 16 or older.

**WILDLIFE:** Unicamp is inhabited by much wildlife. Our 7th UU Principle teaches us to have respect for the interdependent web of all existence of which we are a part. To that end, please leave our abundant wildlife on their own; do not touch or handle frogs, turtles or other creatures (and ensure your children also do not). Pond animals are especially harmed by the natural oils on our hands. No fishing of any kind is allowed, in our pond.

Please do not feed any of the animals at Unicamp. We ask that you ensure food and other scented items like bug sprays and sunblock be put away, in an effort to deter wildlife from visiting campsites.

**GARBAGE:** Please take all garbage and recycling home with you or purchase garbage tags from Giant Tiger, in Shelburne and put out garbage on garbage days. The Mulmur dump is no longer open and we do not, at this time, know what dumping arrangements the Township will make in future. Please do not ask camp to be responsible for your garbage. Please ensure your campsite is tidy and devoid of things laying around when you are not on property - especially at the end of season.

**PARKING:** One vehicle per site in addition to your trailer or RV. All other vehicles should be parked in the Parking Lot near Admin. Please do not leave or bring additional vehicles for storage at camp.

## 2018 Unicamp Seasonal Camper Season

- Feb 15th, Registration forms submitted
- May 1st, Site fees must be paid in full
- May 1st-15th waiting list for sites reviewed and potential new Campers contacted
- May 15th, weather permitting, water to be turned on
- May 15th, final day to clear site, if not renewing seasonal site contract
- May 16th, first day for new Campers to move into sites
- May 25th-27th: Noisy Weekend, time to work on your site, do your repairs or work projects. A reminder that generators are not allowed
- May 25th, potluck dinner (Fri)
- May 26th Seasonal meeting time:TBA (Sat)
- June 1st - 3rd Dogs permitted
- July 7th (Sat): 12:30pm, Complimentary lunch and a Seasonal meeting, after lunch at the main fire pit or on the deck. Connect with Unicamp staff and board members
- July 8th 1 pm to August 3rd, at 4pm is Children's Camp: During this time camp is closed to all visitors, including day visitors. Swimwear is required on both beaches during these times
- August 6th at 1pm to August 10th, at 4pm is Youth Camp: During this time camp is closed to all visitors, including day visitors. Swimwear is required on both beaches during these times
- August 12th -19th, Dogs permitted
- August 26th - 31st, Dogs permitted
- October 5th - 8th, Dogs permitted
- 2018 On October 1, submit renewal request, as desired