

**TALL TIMBER LEISURE PARK
2020/21
RULES and REGULATIONS
(Board approved)
April 28, 2020**

The Rules and Regulations are for the safety and enjoyment of all residents and their guests. The Tall Timber Community functions effectively and efficiently when all residents and guests are respectful and understand that their actions impact the enjoyment of everyone in the park. It is strongly recommended that every owner/renter read and become familiar with the condominium bylaws.

Bylaw Enforcement (Bylaw article 42)

As a matter of last recourse, the Board has the authority to enforce the bylaws when complaints are raised. Reporting a bylaw infraction may be done by owners noting the infraction and should include the name of the person reporting the infraction, the date which it was noted, and the location in the park. Bylaw infractions may result in action including a possible fine or legal action.

Camping Season Dates

- The normal seasonal business year is May 1st to October 15th each year. **Park office business is in the Customer Service Center** at the pool building **for the summer camping season**. The Customer Service Centre is open from 9:00 am to 9:00 pm from the week prior to the May long weekend until the September long weekend. The hours for the pool and customer service area will be posted on the owners' section of the Tall Timber website.
- Normal business inquiries for both park owners' and renters' may be directed to staff at the Customer Service Center during business hours.
- In an emergency, contacting the park staff outside normal business hours may be made by telephone by calling 403-636-0511.
- From October 16th to April 30th the Customer Service Centre will open on an as need basis. Messages left by e-mail and telephone will be responded to on a timely basis depending upon other commitments.

Utilities

- The water will be turned on as early in May as the weather will permit and the danger of ground frost has passed. The water will be turned off in late September per weather temperature and conditions.
- Power will be turned on on or about April 15th and turned off on or about October 15th. Owners' wishing to have their electricity left on during the winter period are required to complete an application and make payment prior to October 15th.
- Washroom services are available all year (by key card only during the off season) and are to be used for toilet and shower use only.
- All requests for final septic tank dumps are required to be booked by October 5th.

Park Access

- The main park gate is open at 6:00 am and closes at 11:30 pm. All persons requiring admission to the condominium gate of the park will require using a gate entry card. Persons requiring admission who do not have a gate entry card will require the assistance of an owner (renter).
- During the winter season snow removal is provided from the main gate to the owners' lounge. Snow is not cleared beyond the owners' gate. Persons wishing to access their property will be required to walk, snow shoe, or ski to that location.
- Emergency exit is operational only during the normal summer season year.

Swimming Pool

- The pool is open between the May long weekend and the September long weekend and pool hours will be posted on the owners' section of the Tall Timber website.
- All owners' and guests use the pool at their own risk. NO LIFEGUARD IS ON DUTY. Owners may use Pool Arm Band passes as introduced for owners in 2016 or pay daily or annual pool pass fees. Children under the age of 13 years must be accompanied by an adult while using the pool. All individuals in the swimming pool area must be in swim attire as street clothes are not allowed in the pool area.

Community Centre Rental (Joe's Place)

- Functions open to all owners to attend may be booked at the Customer Service Center by an owner at no charge (a damage deposit is required).
- This common property building is available for rental for private functions to owners' and outside individuals on a first-come basis and will require a damage deposit for each rental.

Vehicle Use in the Park

- The speed limit in the park is **15 kilometers** per hour without exception. **Speed Limit (Bylaw article 61(o)(x))**
- Section 85 of the *Use of the Highway and Rules of the Road Regulation* (UHRRR) restricts passengers from riding on any portion of a motor vehicle that is outside of the passengers' or driver's cabin or cab of the motor vehicle.
- The law requires all occupants traveling in a vehicle to wear a seat belt, and it is the driver's responsibility to ensure that all passengers under the age of 16 years are properly restrained in the vehicle. This means that passengers cannot be seated on the lap of the driver. [Part 5 of the *Vehicle Equipment Regulation* (VER) and the federal Motor Vehicle Safety Act.]

Video Surveillance

The park uses video surveillance within the park to assist in assuring safety and protection.

Bicycles (Manual and Motorized)

- As per provincial law, anyone under the age of 18 must wear a bicycle helmet while riding a bike within the park.
- Bike lights are recommended for all bikes ridden after dusk and must follow the speed limit at all times.

Parking (Bylaw article 61(o))

- A maximum of two vehicles including motorcycles per lot are allowed.

- Visitor parking is for **visitors only**. Owners' are not permitted to park their own vehicles in the visitor assigned parking.
- Parking on neighboring lots is not allowed without the permission of the neighbours.
- No vehicles are permitted to be parked, stored or otherwise left on lots during the off season.
- Utility trailers, boats, ATV trailers must be registered at the customer service area are to be left in designated parking.
- RV trailers to be placed in the park may be parked in this same area based upon the space available for a limited time and must be registered with the Park Manager.

Noise (Bylaw article 61(j))

- Living in a large community means being respectful towards all residents. Be aware that loud conversations and running equipment may disturb other residents.
- Quiet hours are from 11:00 P.M. to 8:00 A.M. The playgrounds are closed during these hours.
- Owners' and outside contractors are permitted to operate power tools, perform non-emergency repairs and undertake construction work within the hours of 9:00 A.M. to 8:00 P.M. Lawn mowers, trimmers, etc. can also be operated between the hours of 9:00 A.M. to 8:00 P.M.

Pets (Bylaw article 61(m))

- All owners must clean up after their pets in all areas of the Park. Pets are to be kept on leashes at all times. If a pet becomes a nuisance or is causing harm, a review will be conducted by the Board and that pet may be banned from the park. Dogs shall not be left unattended on Owners' lots or in Owners' trailers if the dog causes a disturbance.

Fireworks

Fireworks are not allowed in the County of Mountain View including the Town of Sundre without an approved permit. It is not permissible to set off fireworks in the park.

Park Curfew

All individuals under the age of 16 must be on their own lots or in the company of their parents or guardians after 11:00 P.M.

Trespassing (Bylaw article 61(q))

Cutting through private lots is forbidden. Roadways must be used at all times.

Common Areas (Bylaw article 61(p))

Park Management is responsible for managing the common areas. Common areas are for the enjoyment of all residents. Anyone not complying with park bylaws or rules and regulations will be requested and required to leave these areas.

Outside Contractors

To maintain quality and ensure that all work is done safely, it is recommended that outside contractors and/or tradesmen should be licensed, bonded, and carry Workers Compensation and Liability Insurance. Owners' and contractors' are liable for any actions that create a hazard or property damage caused by their activities. Outside contractors may be required to limit the time of service to 9:00 A.M. to 6:00 P.M.

Property Sales

Owners' wishing to sell Recreational Vehicles or property may utilize the Tall Timber website and Notice Board. All signage and advertisements must conform to park bylaws. Owners are required, when selling their property, to provide their copy of the bylaws and swimming pool bracelets and additional required condominium information available on the owners' section of the Tall Timber website to the new owners. Gate pass cards must be returned to reception at the customer service area to receive a refund.

Tarps (Bylaw article 61(n))

Clear and earth tone covering may be used to protect firewood.

Spring and Fall Leaf Pickup

One pickup per lot of bagged leaves will be provided by Park Management in the spring (until the Monday after the May long weekend) and the fall (from Sept 15 – Oct 15). Owners' are responsible for removing all garbage and lawn clippings from their property which may be disposed of in the garbage bins. If park management are required to remove garbage and lawn clippings from individual sites (other than the times stipulated above) a minimum charge of \$50.00 plus GST will be levied to the owner.

Watering (Bylaw article 61(h))

Excessive use of water should be avoided. Water conservation is important to the park because as we conserve water, we save money and reduce the need for increases in condominium fees. Watering is permitted between the hours of 8:00 P.M. to 8:00 A.M. for a maximum of one hour per day. Timers to activate watering while owner is away from premises are not permitted.

Trees

The Board and residents' wish to maintain the natural beauty of the park. Any owner wishing to remove trees should discuss the removal of any live trees with their neighbours and advise Park Management. It is, however, strongly recommended that owners arrange to have any dead or damaged trees removed from their property to prevent possible liability for property damage or personal injury.

Emptying of Holding Tanks (Bylaw article 61(I)(ii))

Sewer dumps are provided on Tuesdays and Fridays through the camping season.

It is imperative that Owners determine that the tank is requiring service before submitting the request. Maintenance reserves the right to not empty tanks that are not at least half full.

Tuesday Dumps:

- (a) Will require the request to be submitted no later than the preceding Sunday at 6:00 p.m.

Friday Dumps:

- (a) Will require the request to be submitted no later than the preceding Wednesday at 6:00 p.m.

Garbage Disposal (under video surveillance)

- Only household refuse is to be disposed in the garbage and recycle bins located between the back of the pool and the Community Center.

- Absolutely no old BBQs, TVs, Furniture, Garden Tools & Accessories are permitted in or outside of the disposal bins. Each owner is responsible for removing this type of waste to the Waste Transfer Station.
- Other recyclable materials must also be disposed of by the owners' and should be taken to the Sundre recycling area. The Waste Transfer Station and Sundre Recycling locations are available at the Customer Service area.
- Propane tanks/cylinders must be disposed at the Waste Transfer Station.

Best Practices

- Turn the water tap, located on the white post, off prior to packing up at the end of each visit to your RV. A burst water line while you are not in residence can severely damage your RV.
- Close the valves on your propane tanks prior to leaving. A leak in the gas line could result in your trailer filling with dangerous gases.
- Do not leave the air conditioner on in your trailer when you are not in your trailer or when you have the screen door open. The cool air quickly leaves the trailer giving no benefit for the energy used.
- All electric outside lights must be turned off during the day and overnight and when leaving.
- Propane is extremely flammable. Do not store propane tanks or any flammables in your trailer or in your shed.
- When winterizing your trailer, disconnect the water connection from the outlet on the white power pole located on each lot. It is not necessary to disconnect the electrical connection. It is recommended that you turn off the main breaker in your unit.

Feeding Wildlife

- The native animals that live here, including birds, squirrels, deer and other wildlife need nature's diet to be healthy. Well intentioned handouts may cause disease, injury and even death for the animals and perhaps damage to property.

Requests to the Board (Bylaw article 61(s)(xii))

All Board Members' privacy and personal space must be respected, therefore all inquiries, suggestions, recommendations, letters, etc. must be in writing and addressed to the Board via email to talltimberrypark@telus.net, dropped off at the Customer Service Center (Pool) or mailed to:

Board of Directors
Tall Timber Leisure Park
Box 210
Sundre, AB T0M 1X0