

JACKPINE LAKE WILDERNESS RESORT

“Your Wilderness Connection” “Partners” “B.C. Forest Recreation Management”

October 01, 2024

Jackpine Lake Resort
11582 Middleton Road South
Lake Country BC
V4V 1G6

2025 RENTAL AGREEMENT

Please enjoy your stay at Jackpine Lake Wilderness Resort. If you have any questions or concerns, please feel free to express them or make any suggestions you feel will contribute to the overall enjoyment or improvement of the facility. We look forward to welcoming your ideas. Our goal is to create and maintain a healthy and happy atmosphere.

SITE RENTAL FEES 2025

Premium Oversized Sites 2950.00 + GST (#15)

Premium Sites 2750.00 + GST (#3, #5, #7, #11, #12)

Regular Sites 2650.00 + GST (#1, #2, #4, #6, #8, #9, #10, #13, #14, #16, #19, #20)

Camper & Tenting Sites 2050.00 + GST (#17, #18)

Utility Trailer Rental (8' and under) 100.00 + GST

Utility Trailer Rental (over 8') 200.00 + GST

DEPOSITS / PAYMENTS

- Deposits are due in no later than Nov 15, 2024, for the following year.
- Deposits are 50% of the seasonal fee and must be made on time to secure your current or future site for the following season. All sales are final.
- Deposits can be e-transferred to rodreeder11@gmail.com Secret Word – jackpine
- Final payment is due upon occupancy or May 15, 2025, whichever comes first.
- Rental Agreements must be signed and returned to confirm your acknowledgement.
- Any variance or late payments must be approved by Management ahead of time.

Note: Your rental agreement begins May 15, 2025, and ends when you remove your RV, or October 15, 2025, whichever comes first. We may use your site for storage or overflow business occasionally through the fall hunting season. We will communicate our intentions if this comes into effect.

BOATS / BOAT HOUSE

As many of you are aware, we have and will continue to invest into the boating, swimming, and fishing experience. These are large expenses for us, and we will need to begin receiving some return on investment to justify upgrades to the docks and general maintenance of the boathouse. Having secure lock up and a safe and useful dock throughout the season for our customers is our goal.

- Full use of Boat House / Season \$100.00 + GST
- Full use of Boat Wharf / Season \$150.00 + GST (4-6 spots)
- Full use of Boat Wharf & Boat House / Season \$200.00 + GST

There currently is no charge to store boats on the beach, however we will be restricting how many boats can be stored on the beach to four or five (4 or 5). The use of the boat lean will be required to minimize having too many boats on the beach. Boats can also be stored on your site free of charge, or in the overflow parking area.

GUEST FEES

There are no charges to the Regular Season Holders for direct family. Friends will remain as a billable charge.

REGULAR SEASON HOLDER GUESTS (Overnight Guests Inside Your Own Camp)

- Single Occupancy Friends: 10.00 / per night.
- Double Occupancy Friends: 15.00 / per night.
- Kids 18 & Under: Free.
- Family Free.
- All guests must park in the overflow parking area.

OVERFLOW RV GUESTS (Overnight Short Term)

- Random guests that want their own RV Site.
- Double Occupancy: 35.00 / per night.
- Extras Guests: 5.00 / per night.
- Kids 10 & Under Free.

At the sole discretion of Management, fees may be waived in part or in whole depending on special circumstances or conditions. Guest fees can be paid for by the guest either directly to the Camp Host, or to the Regular Season Holder's account. In any event, it is the Regular Season Holders responsibility to let their guest know their options or cover the cost themselves.

NOISE & CURFEWS

- All camps must be wound down by 11:00 pm sharp.
- Music must be off by 11:00 pm.
- Small groups in attendance must be quiet after 11:00 pm.
- Loud shouting or constant profanity after 11:00 pm will not be tolerated.
- You will receive one warning. If you ignore the warning, you will be asked to pack up your camp and leave the following morning. Rental fees paid are **forfeit** if a guest is evicted from the property for any reason. There will be no exceptions.
- The Camp Host will be enforcing the curfews.

Note: Curfew exceptions will be considered for special occasions but must be approved in advance.

GENERATORS

- Generators should be as quiet as possible. The whisper generators are preferred and there are numerous brands to choose from that are considered quiet. Generator run times are as follows. 9:00 am – 11:00 am & 6:00 pm – 8:00 pm
- From time to time, exceptions may be made. The Camp Host will manage these exceptions. We must ensure our camp batteries remain charged for boat sales. That said, we have added solar power charging to reduce the need for constant charging.

PETS

Pets accompanying Registered Guests, Visitors, or anyone else, must maintain **constant** control of their pets (Dogs). Dogs cannot be allowed to wonder freely within the campsite or private accommodations of other guests. All pets must be under the control of an adult or responsible person who is able to always maintain that control. Dogs must not be allowed to bark unnecessarily or create a disturbance affecting other guests or their right to quiet enjoyment of the camp and common facilities. Dog waste must be picked up and disposed of immediately. Please avoid letting pets relieve themselves in the center common area. Dogs who display any form of aggressiveness to people or other pets for any reason whatsoever, the owner will be warned once. Subsequent situations will require the animal to be "muzzled" at all times when on the property. Any further situations involving the dog(s) will result in their permanent removal from the property or the cancellation of the rental agreement or both. Rental fees paid are **forfeit** if a guest is evicted from the property. Any rental fees due and payable are immediately due and payable at the time of eviction.

CAMP HOST

The Camp Host is on site for numerous reasons. Security, Grounds & Equipment Maintenance, Safety, and of course managing our business and following the directions of the Management Team. The Camp Host is also there to ensure your needs are met. Filling RVs with water during the week to ensure supply balance, ensuring your camp is running properly, any concerns you may wish to report, are all within their scope to help you with. If they are unable to help you for any reason, please feel free to call me directly. I will follow up.

The Camp Host is an extension of the Management Team. He or she is expected to represent our interests in a firm but fair mentality. In the absence of Management, the Camp Hosts word is the final word. Any attempts to belittle, argue, name call, gossip, or physically handle the Camp Host will result in an immediate termination of your rental agreement and may lead to charges if applicable. Rental fees paid are **forfeit** if a guest is evicted from the property for any reason. There will be no exceptions. If you feel the Camp Host is being unruly, unfair, unjust, please contact me directly. Do not fight with the Camp Host.

Note: You're welcome to cut all your own firewood for your personal needs, however all firewood sales remain exclusive to Jackpine Lake Resort. Only the Camp Host may sell firewood.

YOUR RENTAL AGREEMENT

Your Rental Agreement entitles you to rent and secure a site from Jackpine Lake for a specified amount, and for a specified period of time. It gives you some privileges like seniority, a break on some fees, and first choice to return the following season to your designated site. It allows some freedom to tidy and or landscape your site within reason. It also gives you a preferred voice on how you would like to see the resort run, and what might make the resort run better.

- It does not however give you the right to do whatever you want.
- It does not give you entitlement to a certain view past your site boundaries.
- It does not give you the right to decide on who we rent to or where we put them.
- It does not give you control or access to property outside of your general site perimeter.
- And it does not give you control on how or when we choose to develop the property.

All of that said, we are in business to provide a great product to our customers, and your feelings are very important to us. You will always have a voice, and we will always look to resolve concerns quickly in a way that keeps our customers (YOU) happy. Any strong feelings of rights and or entitlement may need to be considered before signing your rental agreement. We know you all very well and we also know what you like and do not like. It is not our intention to change anything that is working well or be disruptive to you. We simply want to be very clear on what your rental agreement entitles you to.

ACTS OF GOD / FORCE MAJEURE

Jackpine Lake Wilderness Resort shall not be held responsible for general loss, damage to property, or personal belongings, theft, or even death, due to an Act of God or Force Majeure. Theft, Floods, Earthquake, Forest Fire, Short Seasons, due to extreme circumstances that are considered out of our control.

FISHING

We support fishing; however, it is important to ensure clean practices when cleaning fish. All cleaning of fish must not be thrown in the water, in the bush on shore, or anyplace on the property. These leftovers can be burned or bagged and taken home as garbage. Let's keep the resort clean and avoid attracting unwanted wild animals unnecessarily.

PUMP OUT'S

Jackpine Lake Wilderness Resort will endeavour to better handle the current pump out process. We will work to have three (3) pump out dates yet to be confirmed. We will be adding a budget line to our annual budget to include regular outhouse pump outs as well as individual RV pump outs. This will be an additional charge for RVs, and we will send communications out on cost once we lock this down with a new company. You will have the ability to prepay this directly to us for simplicity purposes and reduce frustration.

CELL SERVICE / INTERNET

We will be looking into a broader service with Starlink for 2025. I do not want to confirm this yet, however if we can provide this service either free or for a small group charge, it may be a welcomed upgrade for our customers. More to come on this in 2025.

We are looking forward to another successful year in 2025 and hope to see you all back in the spring. As we press into the future with a fresh long-term lease, and an excellent management team working for you, I'm excited to see what next year will bring.

MANAGEMENT TEAM

Fred Reeder, President (Retired)
fredreeder.reeder@gmail.com 250 212-7531

Colton Reeder, Camp Representative
creeder@hotmail.com 250 212-5320

Rod Reeder, General Manager
rodreeder11@gmail.com 250 212-7512

Shawn & Rachel Gurney, Marketing & Advertising
rachellynnurney@gmail.com 604 302-7387

GUEST REGISTRY INFORMATION (PRINT CLEARLY)

NAME (S): _____

ADDRESS: _____

POSTAL CODE: _____ # UNDER 18: _____ # IN GROUP _____

TELEPHONE: _____ E-MAIL: _____

EMERGENCY CONTACT: _____ TELEPHONE: _____

Premium Oversized Sites 2950.00 + GST

Premium Sites 2750.00 + GST

Regular Sites 2650.00 + GST

Camper & Tenting Sites 2050.00 + GST

Boat House

Boat Wharf

Utility Trailer length _____

Pets _____

CHECK THE BOX THAT APPLIES TO YOU

DECLARATION

I, we have read and understand the attached Statement of Policy and Fee Schedules in effect for the 2025 season.

PRINT

SIGNATURE

PRINT

SIGNATURE

PLEASE SIGN AND RETURN