



R V R E S O R T



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## **Lot Rental Handbook    MSR Resort Owners Association**

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### **NOTICE TO READER:**

**These rental bylaws are to ensure all guests at MSR enjoy their stay and adhere to all the bylaws that pertain to everyone in the resort. Lot Owners acknowledge the responsibilities and the risks associated with renting your lot and incur all costs associated with renting their lot including damage done by the renter.**

Lot Owners: Any conflict that requires definition must be presented to the MSR board of directors, please forward details to [msrownersassoc@shaw.ca](mailto:msrownersassoc@shaw.ca).

If there is a discrepancy between this Lot Rental Handbook and the official MSR Owners' Association Bylaws, the latter shall prevail.

The Resort Managers are empowered by the Board to apply these rules and regulations. (Owners' are encouraged to view the Co-ownership Agreement, Bylaws and Construction Regulations, Articles and Owners' Hand- book that are on the MSR owners website <http://msr-owners.webs.com> .... to ensure that all Owners' are using the most current version of the documents)

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## **1.0 Facilities and Services**

**1.1 Additional parking and storage:** Parking of one (1) additional recreational vehicle, i.e. boat, utility trailer, quad, motor bike, golf cart is permitted, provided space permits and unit does not encroach on the primary roadway, this excludes RV's intended for sleeping accommodations. Parking of any vehicle on any grass area is strictly prohibited. (bylaw 1b)

**1.2 Bathrooms and laundry facilities:** There is a convenient and centrally located bathroom and laundry facility at MSR Resort, located on the south side of the main office. All owners and their guests are responsible for helping maintain these facilities by respectfully cleaning up after themselves when done using them. (bylaw 1r)

**1.3 Electrical power:** All MSR Resort sites have been provided with a minimum of one 30 amp plug-in and one 15 amp plug-in. Should you experience issues with this service or the power pedestal on your site, please do not attempt to make repairs to it, please contact the lot owner and the Resort Manager's for their assistance.

**1.4 Fire lanes:** It is illegal to have any vehicle parked or partially restricting any roadway inside the resort. Guests must park at the office or be on the parking pads (NOT ON THE GRASS) at your site.

**1.8 Security:** It is the responsibility of all renters to secure their personal belongings at all times through your stay and at your own risk. MSR DOES NOT assume any responsibility in lost, damaged or stolen items

**1.9 Sewage disposal:** Our park works on a sanitary septic field and works by natural means to decompose all waste that we create at the resort. The use of harsh chemical (including salt used in water softeners) in any volume will kill the beneficial aerobic and anaerobic bacteria in the septic field. If in doubt "Don't" put the chemical down the drain.

**1.10 Water service:** If there are issues of leaking services connections (water tap on the post at each site) please do not attempt to make repairs to it, please advise the lot owner and the Resort Manager's for their assistance.

**1.11 Water treatment:** At MSR Resort the water that is used at the facility is drawn from a creek, chemically treated and stored for our use. The water is tested by the local authorities on a regular schedule; due to our water source being a creek the water has a **"boil water order"** designated from time to time as per B.C. Health regulations. Should such an order be designated it will be posted on the bulletin board located at the washroom.

## **2.0 Rules and Regulations**

**2.1 Alcohol: Under no circumstances are minors (in B.C. 19 years of age) to consume alcohol on MSR Resort property; (bylaw 6k)**

**2.3 Children – supervision:**

2.3.(a) Parents or guardians will be held responsible for the conduct of the children in their care. Minors must be accompanied by a responsible adult when using the recreational facilities; (bylaw 1g)

2.3.(b) All minors under 19 (nineteen) years of age are subject to an 11 PM curfew while in the resort, with the exception of children who are supervised by an adult or during events supervised by resort staff.

2.3. (c) Children of all ages riding any bike, skateboard, scooter, etc... must wear a helmet and the appropriate safety apparel while on MSR Resort grounds.

**2.4 Conflict resolution:** It is the responsibility of renter to help maintain community relations in a peaceful, respectful and courteous manner. There is **NO Tolerance for Harassment/ drunkenness/foul language**, you will be asked to leave and if the renter does not comply the RMCP will be called for removal.

**2.6 Damage:**

2.6.(a) The resort assumes no responsibility for the loss of or damage to any property of renters or their guest(s);

2.6.(b) Any lot owner who's renter or their guest(s), who willingly or negligently defaces, injures, destroys or removes MSR Resort property or equipment, shall be held liable for the full replacement cost. Legal action may also be taken at the discretion of the resort.

**2.11 Firearms:**

**Firearms and / or other restricted weapons are NOT PERMITTED in the MSR Resort.**

**2.12 Fires**

2.12.(a) Fires are allowed only in designated fire pits or approved alternative. (bylaw 11)

2.12.(b) MSR Resort may prohibit campfires at any time where fires may represent a hazard to the resort or as a result of the local authorities imposing a fire ban. (bylaw 2i)

2.12.(c) Fires must never be left unattended. Fires must be soaked with water to prohibit sparks from escaping.

**2.13 Fireworks:** The discharge of fireworks within the grounds of MSR Resort is **NOT PERMITTED**, due to fire hazard and causing distress to other member's pets.

**2.15 Littering and garbage:** "If you see it pick it up" This is our resort it is everyone's responsibility to keep it clean. Garbage containers are kept at the north end of the resort as a safety consideration, from wildlife. Garbage containers are kept latched to keep wildlife out, please keep them latched at all times.(bylaw 1c)

**2.16 Motorized vehicles:**

2.16.(a) Trail bikes, motor bikes, dune buggies, ATV's, snowmobiles, off-road vehicles, etc..., are **NOT PERMITTED** to operate within the resort.

2.16.(b) **The speed limit is 10 km/hr** in the Resort. The roads within the resort are considered a public roadway and rules of the road shall apply. (bylaw 1p)(bylaw 1q)

#### 2.17 Noise:

2.17. (a) No unreasonable noise is permitted at any time from RV equipment, stereos, televisions, etc... If it can be clearly heard at your neighbours RV It's too loud, turn it down. (bylaw 6b and 6c)

2.17. (b) **Quiet time shall be from 11pm to 8am.** (bylaw 1m)

#### 2.21 Pets:

2.21. (a) All pet(s) belonging to member(s) or their guest(s) are not to be off leash at any time.

2.21. (b) All member(s) their immediate family and guests are responsible for the cleanup of their pet's droppings.

2.21. (c) Management reserves the right to request members to remove unruly, barking or offensive animals from the resort. Pets are not permitted in public areas such as playgrounds or in any buildings. The exceptions are service animals trained for the use of aiding persons with disabilities. (bylaw 2n)

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#### 2.24 Recreational vehicles:

RVs cannot be older than fifteen years on the date it is placed on site and they must be in good shape. The minimum length of an RV allowed is 24 feet. Tent Trailers and truckmounted campers are not allowed.

#### 2.26 Site Maintenance:

2.26. (a) Members or their guest(s) shall not attach any load bearing apparatus or equipment, accessory building or structure to any tree or other living plants within the resort.

#### 2.27 Site rental:

An Owner is responsible for the conduct of anybody using their site, so please ensure that anybody renting, leasing or using an Owners' site is given a copy of this handbook.

In addition, the Owner must e-mail to msownersassoc.ca the rental document of anybody that is using the Owners' site.(bylaw 1h)

#### 2.29 Trails:

Hiking, biking and riding trails are for the enjoyment of all, no motorized vehicles are allowed on them.

#### 2.30 Tents:

Tents or mats placed on the grass must be moved often enough to prevent killing of grass. As per the current MSR Owners' Association Bylaws, one (1) tent with the capacity for four (4) persons is permitted at the rear of the lot within the designated lot boundary.(bylaw 1b)

#### 2.32 Vegetation:

The gathering or cutting of live trees or other vegetation including flowers within the Resort is prohibited; the exception is for the Resort Manager's. (bylaw 1j)

**2.33 Wildlife:**

MSR Resort is positioned in the valley against crown lands. We have and continue to have encounters with the indigenous wildlife, please keep all food sources and garbage stored where they can't attract these animals. Please remember you are living in their space.

**2.35 Not covered in Rules and Regulations:**

Any areas not covered under the Rules and Regulations of MSR Resort will be judged at the discretion of the MSR Owners' Association Board of Directors.