

# Crowsnest River RV Park

## Park Policies

(Effective current 2024)

These policies and Tenant information are provided to ensure your stay at Crowsnest River RV Park is carefree and without incident.

Within this document, Crowsnest River RV Park will be referred to as “CRRV Park”.

All Tenants are responsible for abiding by any and all CRRV Park Policies. Any person who fails to abide by the policies may be evicted from the Park at the sole discretion of the CRRV Park Management.

These CRRV Park Policies supersede any rules and policies that have been previously issued and can be changed at management’s discretion.

### General Information

1. The Canadian Natural Resources Limited (CNRL) property to the east of the Park is posted as “**Private Property – No Trespassing**”.
2. The Blue Falls Manufacturing property to the north of the Park is also posted as “**Private Property**” and this must also be respected.
3. No firewood is permitted from outside of the province.
4. The cutting of trees or deadfall on the crown land to the south of the Park is prohibited. Anyone wanting to remove wood or plants from the crown land must have the permission of the lease holder.
5. A firewood cutting permit can be purchased for a nominal fee at the Alberta Government Forestry office located in Blairmore. A map of the wood cutting areas in the Crowsnest is provided with the permit.
6. Firewood can also be purchased from the CRRV Park by contacting the CRRV Park Camp Host. (Firewood sale times may apply, and, if so, will be posted)
7. Allison Creek and the Crowsnest River are Alberta Environment regulated water bodies. Foot traffic only is permitted adjacent to both the creek and the river. Regulations dictate that no motorized vehicles are permitted to enter these water bodies. Any motorized vehicle observed entering either the creek or the river will be reported to Alberta Environment.
8. WIFI is available for purchase through a local service provider. Link on our website or contact the CRRV Park management for more information.
9. The Blairmore Lions Club has provided an onsite building for recycling returnable cans and bottles. The Lions Club works hard to improve the Crowsnest community through various programs. Your contributions are greatly appreciated.

## General Policies

1. The CRRV Park season runs from May 15 through September 30, dependent on weather or as mandated by Alberta Government regulations.
2. Smoking and the use of electronic smoking devices are prohibited in the washhouse building and in any public areas. Cigarette butts are to be disposed of in a proper manner and not disposed of on the ground.
3. "Quiet Time" is between the hours of 10:00 PM and 8:00 AM. All Tenants are responsible for keeping noise levels at a minimum during this time. Children are required to be at their assigned site during the quiet time hours.
4. The operation of generators is not allowed at any time in the park, with the exception to this policy being for the non-serviced lots on the east side of the RV Park. A low decibel (49-53) generator with a 59 rated load must be used. The use of generators are only allowed to be operational between the hours of 8 am and 10 pm. Ideally a Solar Charging system should be used.
5. Off season storage for RV's is included for returning lessees from September 30 through May 14. Under no circumstances is anyone permitted to enter the CRRV Park in the off season without an accompanying representative from CRRV Park. Off season access to the Park must be arranged with CRRV Park management prior to accessing the Park. If off season access is required, a call out charge of \$50.00 per hour will be charged with a one hour minimum charge. Notice will be sent to advise of a day that you can inspect your RV during the off season.
6. A non-refundable deposit of \$1000.00 is due on or before October 01st, will hold your site for the following season. The deposit is payable by cash, cheque or e-transfer and will be applied to your annual lease fees which are due in full by March 31 to secure your site for the following May 15 through September 30th season. If deposit is not received by October 01st your RV must be removed from the site September 30<sup>th</sup>. If the RV is not removed by September 30th, a charge of \$20.00 per day will be applied until such time the RV is removed. Any and all other costs associated with the RV will also be charged back to the Tenant.
7. The Tenant cannot rent, sublet or loan the site.
8. Additional off season storage for boats and OHV is available in the Park's secure fenced area for a nominal fee. Please contact CRRV Management for more information.
9. Common courtesy will prevail between all persons in the CRRV Park. Profane, abusive or threatening language or actions directed at CRRV Park personnel or other Tenants are prohibited. Anyone engaging in such activity will be evicted from the Park.

10. Any Tenants whose actions adversely interfere with the operations or pose an imminent danger, threat or danger of the CRRV Park will be evicted from the Park.

## **Environmental**

1. The Allison Creek is an Alberta Environment regulated stream and due to the CRRV Park operating license the following activities are strictly prohibited:
  - The building of any form of water obstruction such as a dam
  - The building of any type of bridge over the water
  - The operation of a water pump of any sort
  - The modification of the creek bottom such as moving large rocks
2. Tenants are not permitted to cut, defoliate or remove any trees, bushes or plants of any kind from the sides of the creek or within the 30 foot setback from the banks of the creek or on CRRV Park property.
3. The following practices must be followed to prevent attracting bears and other wildlife into the park:
  - Never feed wildlife
  - Bird feeders containing seeds are not allowed in the Park
  - Hummingbird feeders are allowed but must be stored inside a secured location at night (bear attractant)
  - All garbage must be placed in the bear proof bins provided by the CRRV Park or the bins in Coleman. Never leave garbage around the outside of your RV unit
  - No food storage outside within fridges or coolers
  - No pet food to be left outside overnight
  - No food can be left on your barbeque
4. CRRV Park waste bins cannot accommodate large items. Tenants are required to dispose of large items at the authorized regional landfill. Recycle at Municipal recycling facilities located Coleman Sportsplex parking lot, behind the Blairmore shop or the Hillcrest shop yard.
5. When entering crown land please close and latch gates behind you. This will prevent grazing cattle from entering the Park.
6. CRRV Park is not equipped to dispose of hazardous waste items. Hazardous waste items such as (but not limited to) batteries, empty propane tanks, paint and oil must be disposed of in Alberta Hazardous Waste regulated disposal facilities.

## **Your Safety**

1. CRRV Park speed limit is 10 km/h and will be strictly enforced with zero tolerance for speeding.
2. When leaving your site it is recommended that awnings be closed due to the sudden and strong wind gusts that will cause severe damage to your unit and pose a safety hazard to others.
3. Minor children are not permitted to stay on the premises without adult supervision.
4. Children are not permitted to cross the Allison Creek Bridge into the west side of the Park unless accompanied by an adult or by a guest or Tenant on the west side (50+ area).
5. The use of firearms, lethal weapons, illegal drugs and fireworks are strictly prohibited on CRRV Park property.
6. The main Park gate is for the security and safety of all CRRV Park Tenants. The gate must remain closed at all times to prevent non tenants from entering the Park. Anyone entering or leaving the Park must ensure the gate closes behind them. Anyone loitering around the gate or any suspicious individuals near the Park should be reported to CRRV Park management or the RCMP.
7. Signs indicating safety hazards are posted where hazards may exist and must be obeyed. The climbing on power boxes or pedestals is prohibited.
8. Site power pedestal covers can not be removed for any reason.

## **Your Site**

1. All Tenants are responsible for the security of their site.
2. Tenants may not erect clotheslines on their site. A small clothing rack may be used to dry a small number of articles but must be removed as soon as possible in order to keep the site clean and tidy.
3. Spikes or pegs longer than 6 inches and any other objects such as (but not limited to) posts, decorative items, flag poles and satellite dish stands may not be driven into the ground on or around the site due to the presence of underground utilities. Any exception to this policy must be approved by CRRV Park management.
4. Due to sudden and strong wind gusts in the area, personal items stored under or around your RV must be stored in a neat and secure fashion. CRRV Park is not responsible for the loss or damage of personal items. Fabric-type skirting is permitted. It must be windproof and aesthetically pleasing. Minimize what is stored under the skirting if you are creekside. If flooding should occur we can not have anything floating in the creek. CRRV Park management will determine what constitutes unacceptable storage practices.

5. Excessive plants and ornamental objects are not allowed. CRRV Park management will consider overall aesthetics in determining what is “excessive”.
6. Due to Alberta Government regulations regarding the flood fringe; structures external to the RV and not an integral part of the RV are prohibited from being attached to the RV. This includes, but is not limited to, storage sheds, enclosed gazebos/sunrooms, storage totes, work benches, fences and steps.
7. Any detached structures must have a structure plan approved by CRRV Park management before work on the structure can begin. The structure must follow Park aesthetics, municipal guidelines and must be properly maintained including stain.
8. Non-permanent decks are permitted, with prior approval. Decks may be no longer than your awning, no wider than 10', and the surface of the deck may not be more than 18" from the ground. All decks built on the flood fringe must have tow hooks installed to accommodate quick removal in the event of a flood. If attaching a windbreak, the height may not exceed 6' from the ground. Stand alone windbreaks that are secured inground are considered permanent leasehold structures and must remain with the site upon lease expiration. A sketch of your deck and/or windbreak plans must be provided to CRRV management for approval before any building commences.
9. Deck Boxes are permitted on site for storage of small items. The deck box must be adequately secured to account for the wind; however, if your site is on the flood fringe, the deck box must be able to easily detach and be removed in the event of a flood. Sheds are not permitted on your site.
10. All windbreaks that are inground are considered permanent leasehold structures and therefore remain based on management discretion. Wind breaks cannot be higher than 6 feet as per municipal guidelines.
11. All detached structures must follow RV Park aesthetics and be properly maintained including stain/paint. Wooden structures (decks, wind breaks, etc.) must be stained annually (or more frequently, as needed) including those which came with your site when you moved onto it.
12. The number of daytime visitors per site will be limited to six. This number may be reduced if mandated by government regulations.
13. The number of overnight visitors will be limited to the number of people the RV is designed to accommodate, or to a maximum of six.
14. Guest overnight RV camping is permitted for a nominal fee and based on site availability and government regulations. Tenants must be on site in order for guests to stay at the Park. Prior arrangements must be made with CRRV Park management.

15. Tent camping, sleeping in vehicles or sleeping outside the RV is prohibited. Tents and tent like structures are not allowed in the Park. Gazebo placement must be approved and under no circumstances can your gazebo be used as sleeping quarters.
16. Visitors may only be present at the site as long as the Tenant is present.
17. Tenants are not allowed to infringe on an occupied site unless invited by the occupant of that site.
18. Fires are allowed in approved fire pits only. Certified charcoal or gas grills and elevated fire pits that are completely screened in are acceptable.
19. Fires must never be left unattended and must be maintained to a size that does not allow the fire to breach the confines of the fire pit.
20. Everyone is responsible to adhere to all provincial and municipal fire bans. No fires are allowed when a fire ban is in effect.
21. The fire pits provided by CRRV Park are provincially approved for use when a "Fire Restriction" is in effect.
22. Sites are designed for one (1) RV only and depending on the size of the driveway, one (1) or two (2) motorized vehicles. Additional RVs such as campers, camper vans and trailers are not allowed on your site. Do not park on the grass or on the roadway.
23. The overnight storage of OHVs, non-street legal motorbikes and trailers are not allowed on your RV site. A designated secure storage area is provided at no additional cost during the season.
24. Tenants are responsible for the maintenance of their site which includes the cutting of the grass. A grass cutting service is available if you are not able to cut your grass yourself. CRRV Park management can provide more information.
25. Any leasehold improvements that are considered by CRRV Park management to be permanent cannot be removed at the end of your term. Clarify prior to proceeding with any permanent structures. It will be at CRRV Park management's discretion as to whether the improvement must remain or must be removed.

## **Signage**

1. All site pedestals are numbered with the site number. This number must remain in place and be visible at all times.
2. All notifications must be posted on the community bulletin board attached to the south or east side of the recycle building.
3. CRRV Park management approval is required prior to posting any other signs or notices within the Park.

4. Tenants may not advertise, offer the sale of products or services or operate a business from the CRRV Park without prior approval of CRRV Park management. CRRV Park management will have designated day for your home businesses.

### **Motorized Vehicles**

1. The operation of OHVs and unlicensed motorbikes is not permitted within the CRRV Park. There will be designated parking available for off road vehicles and boats. Under no circumstances can they be parked on the road, grass or on your site.
2. All motorized vehicles or bicycles must be equipped with a forward projecting light and rear facing reflectors when used after dark.

### **Parking**

1. Vehicles must be parked on your assigned site or in one of the designated parking areas. Parking on the grass, the road or in other sites is prohibited.
2. Parking spaces at the washhouse building are only to be used by Tenants and visitors when using the washhouse facilities.
3. There are three areas provided for additional vehicles and visitors. There is one located by the recycling building and one on each end of the 50+ side of the Park.
4. Please observe the handicap parking throughout the Park. Handicap parking is marked with blue concrete bumper blocks.
5. Cab-over campers may not be removed from the vehicle and placed on the ground.

### **Recreational Vehicles**

1. All RVs and vehicles must be capable of being moved with 24 hours notice. If the owner is not able to move the RV or vehicle, the owner must have it removed by a third party at their own expense.
2. All RV mechanical repairs must be performed by a qualified person or authorized dealer. Please advise and provide notice to CRRV management that a repair person or authorized dealer will be coming onsite.
3. Scissor chocks are mandatory for all RVs stored on site both during the camping season and during off season. All RVs must have adequate chocks to prevent the movement of the RV. No plastic chocks are allowed as they have a tendency to blow away and allow the RV to move. The recommendation is for 6x6's or rubber chocks on all tires.

## **Services**

1. Due to unexpected cold conditions at our elevation the water shut off will be September 30<sup>th</sup>.
2. The washrooms are for personal use and every effort to keep the washhouse clean and tidy is required by everyone.
3. The washing of dishes or clothes in the washhouse is not permitted.
4. Metered showers are available for CRRV Park Tenants and guests only and at a cost of two loonies for 5 minutes.
5. All RVs must be equipped with a CRRV Park provided backflow preventer on the water supply line. This backflow preventer is an AHS regulatory requirement and cannot be removed for any reason.
6. Since our water is brought in by truck please ensure your taps and toilets are not leaking or left running when not being used.
7. The use of CRRV Park water for outside watering, watering of vegetation, washing vehicles is not permitted.
8. Swimming pools, wading pools or hot tubs of any sort, are prohibited in the park.
9. The washing of vehicles, RVs, OHVs is not permitted.
10. RV water supply line valves must be closed before leaving your site for more than a 24 hour period.
11. Sewer collars or approved sealed sewer connections are required at all times. Un-collared sewer hoses should not be used and cannot be put in the sewer pipe. At the end of the season, non removal of sewer line will result in a \$25 charge as well removal or lost sewer caps \$25.
12. Wastewater must be discharged into the authorized receptacles only and never discharged onto the ground.
13. Disposal of food waste, grease, diapers, sanitary napkins, tampons and personal wipes into the sewer system is prohibited. These items will plug the septic system and render the system inoperative.
14. The dumping of chemicals into the sewer system is also discouraged as some chemicals will prevent the natural biological reactions within the system.
15. There will be an additional charge of \$20 per month for the use of internal washers, \$10 per month for dishwashers and \$5 per month each for external freezers or fridges.
16. Electric heaters and air conditioners shall not be used unless the power consumption is metered.
17. There will be an additional charge for charging electric vehicles.

## **Pet Policy**



1. Pets are defined as domestic dogs, cats, birds and other animals as approved by CRRV Park management.
2. Owners are legally responsible for any injury or loss caused by their pets.
3. The CRRV Park is not responsible for injuries to dogs, their owners or others using the CRRV Park which is caused by anyone's pet.
4. Pet owners are to respect all others, both human and canine by keeping their dog from jumping on or interfering with other people or their pets.
5. All pets are required to have current vaccinations and licensing.
6. A maximum of three pets per site is allowed.
7. No site (occupied or not occupied) or common area between sites shall be used as a "Dog Run".
8. Pets must be restrained and under control of the owner at all times when outside the owner's RV.
9. Dogs must be leashed and under owner voice command at all times when off the owner's site.
10. All dog leashes (including retractable leashes) must have a maximum length not exceeding 10 feet.
11. Vicious or aggressive dogs are not allowed in the CRRV Park.
12. Uncontrolled barking at any time whether in the RV or outside the RV is prohibited.
13. Pet fences are allowed but may not exceed 3 feet in height or wrap around the RV or site.
14. Pet droppings regardless of where it is, must be immediately picked up and be deposited in the trash receptacles.
15. Owners are responsible for not allowing their dogs to dig holes in the park.
16. With the exception of registered service animals, pets are not allowed in the washhouse. CRRV Park has provided a pet post to tether your pet's leash while using the washhouse.