

**GERMAN SOCIETY OF WINNIPEG
CAMP NEUSTADT
GENERAL RULES OF THE CAMP**

THE SEASON: Electricity will be turned on May 1 or the closest day before or after, and will be turned off after October 15, or the closest day after, depending on the work schedule of Manitoba Hydro and weather conditions. Water will be turned on around May 15 and turned off any time after September 30, having regard to weather conditions.

WATER AND ELECTRICAL: All connections to the Camp Neustadt water main line must have a visible marked shut-off valve near the main line. All new and/or replacement lines must be ¾" fittings.

Outdoor and indoor electrical cable must comply with the electrical code as set by the Rural Municipality of Gimli.

The Licence Holder shall not cause or attempt to cause under any circumstances the amperage of the electricity to the Lot to be increased from 30 AMP service.

All lights, whether interior, exterior or patio type, should be turned off when campers are retiring for the evening. In the meanwhile, all lights and heaters must be turned off, along with any timers being unplugged, before leaving for home.

The Licence Holder shall not perform any act or carry on any practices, which may injure or damage the Lot or the Camp or be a nuisance or menace to other Licence Holders.

APPEARANCE: The Licence Holder shall keep the Lot and Camp clean and free from rubbish at all times, and shall store all trash and garbage within the Lot and be responsible for its regular removal, provided that the Society at its option may from time to time direct the removal of such trash and garbage by the Licence Holder.

Permission of the Camp Chairperson is necessary to remove trees. It is strongly suggested that for any tree taken down one or more new ones should be planted somewhere, advantageously in the Camp by the person on whose Lot the tree was growing.

GARBAGE: Garbage must be put in plastic bags, tied, then deposited into the garbage containers located at the beginning of 1st Street. Any item, other than household bagged garbage is your responsibility, and should be taken to the R.M. of Gimli dump. A municipal permit may be required. The dump is located a few kilometres west down Camp Neustadt Road.

The Licence Holder shall not burn any trash or garbage including leaves on the Lot or anywhere else within the confines of the Camp because resulting smoke is harmful to everyone; especially those concerned with allergies, breathing or other health problems.

Tree branches and leaves (not left in bags) can be taken to the area south of #36 Third Street. Licence Holders should note that this area is divided into two parts: first, an area is designated for leaves and grass, which will be composted; and second, an area for tree branches.

ADDITONS & STRUCTURES: If a Licence Holder intends to build an addition or alter an existing one, the Licence Holder must inform the Society in writing, stating what he/she/they intend to build or alter, and supply appropriate and sufficient plans and specifications to the Society. The Licence Holder must also furnish such indemnity against liens, costs, damages and expenses as the Licence Holder may reasonably require. The Society in its sole discretion may approve, prohibit or require modifications to the proposed construction and will do so by writing as soon as practical after receiving the proposal. The Camp Chairperson may at his/her sole discretion enter onto the Lot to measure and inspect the work done during the construction. The Society may require a Licence Holder to remove at his/her/their own expense any structure that is not approved by the Society.

Effective 2006, the combined square footage that any Licence Holder may have on the Lot in regards to his/her/their trailer plus enclosed additions is five hundred forty (540) square feet (for example: a Licence Holder that has a trailer of four hundred (400) square feet that was grandfathered, may add one hundred forty (140) square feet of additions). The maximum number of enclosed additions allowable is two (for example: if a Licence Holder decides to build a cabana, he/she/they may choose between building an enclosed gazebo or a storage shed, but not both). If a Licence Holder presently has only a trailer on the Lot, and the trailer is too large to qualify for any enclosed additions, a needed storage shed of up to one hundred (100) square feet will be allowed by the Society, if so desired.

Any new construction involving an enclosed addition requires the Licence Holder to install a certified holding tank if one is not already installed. Complete and appropriate connections must be made for the tank's intended use.

As of 2005 restrictions on allowable gazebos are as follows:

- i. Maximum floor area is one hundred forty-four (144) square feet;
- ii. Maximum height including the roof is ten (10) feet; and
- iii. No permanent windows.

One (1) trailer, one (1) tent and two (2) vehicles per Lot are permitted. A camper should inform his/her/their guests of the two (2) parking areas available for excess vehicles.

The Licence Holder shall not obstruct, encumber or use for any purposes other than ingress or egress to and from the Lot, the sidewalks, entrances or common areas of the Camp.

GUESTS: Licence Holders and campers are responsible for their guests' conduct while in the Camp. At the same time they need to encourage these guests who might use the public washrooms to leave these facilities in an acceptable hygienic condition.

The designated camping area is reserved for guests only. Casual campers must be sponsored by seasonal Licence Holders and the latter is responsible for their guests' behaviour. The seasonal Licence Holder who is sponsoring should advise the chairperson in advance of any casual campers expected, and then these casual campers will be allowed camping privileges at the discretion of the Camp Chairperson.

SPEED LIMIT: Drivers must adhere to the posted five (5) km/h speed limit for the safety of all concerned. Licence Holders and campers are responsible to inform their guests of, and comply with this regulation.

OFF ROAD VEHICLES AND GOLF CARTS: Mini motorized bikes and golf carts are not allowed in the Camp and an owner of any other special motorized vehicle must have the permission of the Camp Chairperson to use it.

VEHICLES AND MOVEMENT IN THE CAMP: All campers are encouraged to walk or ride their bikes to various places within the Camp rather than use their vehicle.

The Camp does not provide a special parking area for cars and boats near the beach; there is no beach parking under any circumstances. People are expected to walk or cycle to the beach and to the washrooms unless a medical condition exists which would prevent them from doing so. The Camp Chairperson should be notified of any such situations.

Campers are not to drive their vehicles over the grassed soccer field or Sportplatz as a short cut between 1st and 2nd Streets.

QUIET HOURS: In the morning the Licence Holder is to wait until 10:00 a.m. before conducting an activity that creates objectionable noise to other Licence Holders and campers. In the evening, Licence Holders are expected to respect their neighbour's wishes for quiet after 11:00 p.m.

Any conduct or practice carried on or maintained by the Licence Holder, which may harm or tend to harm the interest or reputation of the Society, or reflect unfavourably on the Society or other Licence Holders, shall be immediately discontinued by the Licence Holder at the request of the Society.

FIRES AND FIRE PITS: Open fires are not permitted and all fires must be in legal fire pits. All fires must be monitored by a person eighteen (18) years or older. A failure to comply with the fire rules and regulations will result in a written warning on the first occasion and thereafter on each occurrence with a penalty fee of one hundred (\$100.00) dollars.

PETS: Pets are to be leashed at all times. Waste is to be removed immediately by the owner. Please carry a plastic bag with you and clean up after your pet. Pets are not allowed on the beach, in the picnic area, or on the playground.

Respect your neighbours by not leaving your pet tied up and alone at your trailer while you are gone. They miss you and usually let everyone know it.

BEACH USE: Swimming is at an individual's own risk.

Glass containers are not allowed on the beach portion of the Camp.

Windsurfers, seadoos, boats and the like are to remain outside of any designated buoyed areas, and if none are in place, campers are asked to use proper discretion in the distance they stay away from people in the water to ensure the safety of all concerned. Launching is at the south side of the beach located in the Camp.

Licence Holders are reminded that the use of alcohol while operating motorized recreational equipment is prohibited.

FIREWORKS/GOLF: Golf anywhere on the Lot or Property is not permitted.

Firearms, sling shots, etc. are not permitted to be brought onto the Lot or Property.

Fireworks, if allowed, must be set off by responsible and qualified personnel, and only in designated areas.

WASHROOM KEYS: Keys for the shower and washroom buildings are available for a deposit of twenty-five (\$25.00) dollars each to a maximum of two (2) keys per Lot. These can be obtained from the Camp Chairperson. It should be noted that these keys do not become property of the Licence Holders. Keys must be returned if campers decide to leave the Camp. At such time the deposit will be returned in full.

SALE OF TRAILER: The sale of a trailer does not include the Licence to Use of the Lot. The intention to transfer the Lot from one Licence Holder to a prospective purchaser must be reported in writing to the Society or Camp Chairperson and must be approved in writing by the Society prior to the sale. In any event, the prospective purchaser must be a member of the Society before the sale will be approved. The vendor Licence Holder and his/her/their family cannot sponsor the prospective purchaser for membership with the Society. The vendor Licence Holder is responsible for all Membership fees and Camp Fees until the prospective purchaser has been approved in writing by the Society. It is imperative that the Licence Holder who is selling his/her/their trailer relay to the prospective purchaser that the Society must be properly informed before a transaction of any kind can be completed; that no prospective purchaser can move onto the Lot or make any changes or additions until written approval by the Society is provided. The proposed purchaser must sign a Licence to Use before becoming a Licence Holder.

If an expense is occurred by the prospective purchaser by not following proper procedures, he/she/they are totally responsible for all costs and must seek damages from the people they purchased the trailer from and not the Society.

If the proper procedures are not followed, the Society has the legal right to ask the prospective camper to remove (at his/her/their own expense) the trailer and any additions. It is the responsibility of the new prospective purchaser to settle the problem with the people they purchased the trailer from and not the Society.

HOLDING TANKS: Any new Licence Holder must install a certified holding tank if one is not already installed, meeting all codes and regulations of any regulatory or governmental authority having jurisdiction over the operation and/or development of the Camp. As stated by Manitoba Conservation and should not be placed underneath a building. A smaller tank would require specific approval by the appropriate governing authority. The use of the Lot, if any, prior to the completion of the installation, will be determined by the Camp Chairperson.

GENERAL: If there is concern as to whether a Licence Holder is following the rules and regulations as outlined within the Licence to Use and Schedule "A" and Schedule "B" in relationship to existing buildings, holding tanks, grey water pits, electrical hook ups, cutting of trees, new construction etc. the Camp Chairperson has the right to enter the Lot of the Licence Holder in question to check or inspect what is necessary to see whether the rules and regulations are or are not being adhered to as required under the Licence to Use and Schedule "A" and Schedule "B".

**GERMAN SOCIETY OF WINNIPEG
CAMP NEUSTADT
RULES AND REGULATIONS PERTAINING TO
DEVELOPMENT OF NEW LOTS**

In the event that the Licence Holder is permitting an undeveloped lot from the Society the Licence Holder covenants to observe and perform the following rules and regulations:

1. Licence Holder shall obtain all such licences and/or permits as may be necessary to develop the Lot.
2. Licence Holder in consultation with the Society's Camp Chairperson shall stake the Lot boundaries and shall be responsible for clearing same of trees and bushes. In clearing the Lot the Licence Holder shall not remove any trees ten (10) centimetres in diameter or greater unless authorized to do so by the Society's Camp Chairperson and all other vegetation upon the Lot shall be preserved to the greatest extent possible.
3. Licence Holder shall purchase and install a sewage holding tank or tanks meeting all codes and regulations of any regulatory or governmental authority having jurisdiction of the operation and/or development of the Camp which such holding tank shall become the property of the Society upon installation.
4. Licence Holder shall do all such other work as is necessary to prepare the Lot for possession and use.
5. Licence Holder shall complete all work by the end of the initial Term.
6. Licence Holder shall place its trailer or tent upon the Lot at least ten (10) meters from the front boundary of the Lot such that maximum buffers remain on each side of the Lot.