



# Annual RV Lease Lots Information Sheet

We have a number of oceanfront RV lots available on an annual lease. Interested campers are encouraged to put their name on our waiting list so we can inform them when one becomes available. These lots are approximately 1/3 of an acre in size with 50-100 feet of east facing oceanfront.

Interested campers should be aware of the following:

- Renters may live on their lot for a maximum of 6 months in any year
- You are allowed one 100 sq. ft. portable or removable building, and one of the following recreational accommodations: trailer, yurt, teepee or motor home, per site for one family
- All buildings and accommodations must be located 100ft back from the high tide line
- Pit toilets with adequate percolation must be located 100ft or more from the high tide line. Compost or tank type toilets may be used as an alternative.
- The access road to the annual rental lots may be restricted by a locked chain or cable for security reasons. The main road through the campsite may not be blocked at any time.
- No trees on the foreshore covenant may be cut down.
- No evergreen trees on the lot may be cut down without prior written permission from a Mussel Beach Holdings' Director.
- Alder trees may be cut down and used for construction or firewood on the rented lot.
- Renters must agree to observe and abide by all Provincial Government regulations on Safety and Security with respect to fire and other hazards.
- All fires must be attended at all times. Brush and branch clean up fires may be lit between October 31 and April 30 but are limited in size to 12ft in diameter. All other fires are limited to camp fire size.
- You must respect your neighbours.
- Use of the property is at the Renters risk, including personal effects with respect to fire, theft or loss and whatever else arises. Renters are responsible for their own actions regarding breach or failure to observe any Municipal, District, Provincial and Federal Government laws, regulations or instructions.

Annual site rental is \$3000~\$3500 (depending on the site) + GST, paid at contract signing. Rent is due every 12 months at the same rate for a period of 2 years. After 2 years, the annual rate will be renegotiated and there may be a small percentage increase each year. The renter will have the first rental renewal option, provided no terms of the rental agreement have been broken.

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