

**Marean Lake Resort**

**RULES AND REGULATIONS**

1. Tenants acknowledge that the Marean Lake Resort (the "Resort") is private property, and that the Landlord shall have the right to control access to the Resort using gates or other means, and to refuse entry to, or evict any persons that the Landlord deems necessary. Tenants shall respect the Landlord's right to operate and manage the Resort and the lots.
2. Tenants shall respect the rights of other tenants, or resort guests to the quiet enjoyment of their premises or the public Resort areas as the case may be. Tenants shall obtain another Tenants prior permission before accessing or crossing through that other Tenants lot.
3. Tenants shall not invite to their lot, or permit the visit of persons in such numbers or under such conditions as to interfere with the use or enjoyment of the Resort by other Tenants or resort guests.
4. Tenants shall comply with the daily quiet time period from 11:00 pm to 7:00 am. At no time shall the Tenant make, or permit to be made, any unseemly or disturbing noises. There shall be no gathering or loitering permitted in public areas of the Resort during the quiet time period.
5. The roads, entrances and other public areas shall not be encumbered or obstructed by the Tenant or by anyone for whom the Tenant is responsible.
6. No sign, advertisement, notice or other lettering shall be exhibited by the Tenant without the prior approval of the Landlord
7. Tenants shall not use the foot path located in front of the lakeshore cabin lots, unless they have a lakeshore lot along this path, or they have a dock situated along this path.
8. Tenants shall restrict alcohol consumption to their lot only. The public use and consumption of alcohol is strictly prohibited.
9. The use of all-terrain-vehicles, motor bikes, golf carts, and snowmobiles at the Resort is subject to federal and provincial laws. The Landlord retains the right to prohibit the use of any such vehicles by any persons at any time.
10. Dogs must be kept leashed. No dogs shall be permitted in the swimming area at the main beach. All pet owners shall pick up after their pets and dispose of the waste appropriately.
11. Tenants are responsible for removing the garbage from their lot and for disposing of it appropriately. During the resort season, the Tenants may use the bins supplied by the Landlord for general household garbage, or they may dispose of it appropriately away from the Resort. For selected refuse the Tenants may use the Landlords landfill site, provided that they first obtain permission from the Landlord. During the period from October 1<sup>st</sup> to April 30<sup>th</sup>, the Tenant shall remove all garbage from their lot and the Resort and they shall not use the Landlord's bins or landfill site.
12. Tenants shall install a septic tank in accordance with the applicable health and environmental regulations, within 12 months of receiving a written request from the Landlord, or earlier if directed to do so by the government authority having jurisdiction.
13. Tenants shall not litter and shall do their best to help maintain a clean, garbage-free Resort.
14. The Tenants and the Tenants guests shall at all times maintain and carefully preserve the trees, natural vegetation, lakeshore, lake and the general environment on the Tenants lot and throughout the Resort.