



1-204-884-2301

# Eagle Nest Landing

<http://www.eaglenestlanding.ca/>

## SEASONALS – 2019

Thanks to everyone for your interest in our seasonal camping at Eagle Nest Landing.  
Just to bring everyone up to date:

We have now completed another year at seasonal camping area, and things are going very well. As you know, we are doing this gradually and are working closely with the Department of Conservation to following their directives.

As in the past, please note the following if you are not already aware:

- the seasonal spots are strictly rental arrangements, and we offer no services such as gas, fishing licenses, beverages, ice, minnows, etc....everyone is prepared and brings their own supplies.
- the Clubroom/gym is available only to Lodge/Cabin guests, not to campers
- the existing boat launch is available to be used by seasonal campers
- the Clubroom washroom is only available to Lodge/Cabin guests and boat rentals

### CAMPING FEES:

- \$3,000 annual fee for waterfront, and \$2400 for water view/off water sites
- storage entitles you to have your vehicle, camper, and boat with trailer on your site. Any additional items you wish to keep at or your site or in our parking area, will be an extra charge
- hydro, water and septic pump-out services are provided for a one time annual fee of \$500
- basic grass cutting is the responsibility of Eagle Nest Landing, trimming of your site is the responsibility of the tenant
- if dock space is available, off water sites requesting seasonal dockage would require a fee of \$300
- our seasonal residents will also be able to use our cabins and boat rentals at a 10% discounted rate

When renewing your site for the next year, a verbal commitment is required by January 31<sup>st</sup>. You may continue to store your belongings on the site until May 1st, even if you aren't returning as a seasonal guest. Regarding payment, half of the total owing is due May 15th, and the remainder paid by July 15th.

Should you have any further concerns, please contact us at: 1-204-884-2301 or email us at: [info@eaglenestlanding.ca](mailto:info@eaglenestlanding.ca) or snailmail at: Eagle Nest Landing, Box 25, Pointe Du Bois, Mb. R0E 1N0.

See you all this summer!!!

Thanks!

James/Jo-Anne & Fred Pedruchny  
Eagle Nest Landing

- updated regulations and guidelines attached\*



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“Fishing at its Best”

## SEASONAL CAMPSITE RULES & REGULATIONS

1. The annual fee secures your site for the year (May 1<sup>st</sup> to April 30<sup>th</sup>) with a renewal opportunity in mid February.

**Summer:** The occupancy period for which you are paying is mid May to the Tuesday after Thanksgiving weekend. Hydro, water and sewer is provided during this time, but not over the winter months.

**Winter:** Your trailer can remain on the site for the winter (November 1<sup>st</sup> to May 1<sup>st</sup>) and you are welcome to visit and do a check on your trailer. Please let us know in advance for security purposes.

2. Please follow the “GOOD NEIGHBOUR” policy and keep your site in good condition, free of any garbage and accumulated junk. No excess noise before 9:00 am (grass cutting, sawing, hammering, and so on), and quiet time after 10:00 pm. Let your neighbors enjoy a relaxing holiday. Any obstructions between trailer sites must have approval from our office. This includes but is not limited to the adding of fences, lattice, sheds, lights, or ropes. If you have a dog, be respectful of the campground and your neighbors by maintaining proper control and clean up of your pet. Any complaints of barking etc, may result in removal of your pet from the property.
3. **UNITS ON THE SITE:** Only one camping unit is allowed per site. The only exception is a pup tent for children within your family. No other tents or campers are allowed on your site.
  - Trailers must be 2000 and newer, and up to a maximum of 36 ft. Any exceptions must be approved by management.
  - Cabanas may be built to a maximum of 144 sq feet and must be screen only, with no outside walls exceeding 4 feet high, and the overall structure not exceeding the height of your trailer. You may have plexi-glass or plastic over these screens. The coverings may be used only when you are not using your trailer, or during stormy conditions for protection from the weather only. Cabanas may not be heated with electric heaters or cooled with air conditioners and trailer doors must remain closed when these are on inside the trailer.
  - 1 small storage shed is allowed per site.
  - All units on the site must be in such condition that they could be removed in 24 hours notice.
  - Any new structures or improvements that you would like to set up on your site, you must submit hand drawn plans to us for approval and they will kept on file in our office.

**VEHICLES:** Only 2 vehicles per site are permitted. One vehicle is included in your storage fee, and the 2<sup>nd</sup> vehicle is only allowed while utilizing your site. If you or your guests have additional vehicles, please register and park in an assigned parking area. There is a charge of \$10.00 per car, per day.

- Any extra vehicles are not permitted to be parked on someone else's site. You are responsible for informing your guests of the rules and instruct them where to park.
- Boats left on trailers or trailers in the parking lot must pay for parking, the same as vehicles.

4. **OCCUPANTS:** Owners shall not rent, sublet or assign their site, and no one may occupy your trailer when you are not there.

- Your site is registered to immediate family. Only the registered site owner and their current dependents, may use your site with guests. Guests accompanying the owners may be on the site, providing the total occupancy is no more than 4 people.
- If an additional tent (permitted on occasion) is required, it must be set up in the non-seasonal area, maximum 4 people, at a cost of \$40 per night. This fee is to be paid in the office as soon as you can upon arrival.
- The registered owners are responsible for the behavior of their guests.
- No guests are allowed to occupy your site if you are not present, and we ask that all day visitors please leave the resort by 10:00 pm.
- Campfires are allowed in fire pits only, kept small and under control.

5. **WASTE WATER:** Any wastewater, whether it is gray water or sewage, must be drained into your unit's holding tank. Any additional holding tanks installed are and will be the property of Eagle Nest. You will be responsible to pump out your own tank when required. Please inform management, and your pump out will be recorded at the time you are given the key to the pump.

6. **ELECTRICAL CONSUMPTION:** Due to the high cost to meter the electricity, a general fee of \$500 for the season has been selected to pay for sewer, water and hydro. This is very minimal and if the total consumption of electricity for the campground becomes excessive, this will need to be adjusted. Your effort will be helpful, please be considerate for the well being of everyone.

- Exterior lights are to be shut off during the day
- Rates are based on using your unit's installed propane furnace and hot water tanks

7. **SELLING TRAILERS ON SITE:** is allowed provided that, a selling agreement form between the Seller and Eagle Nest is signed. This will include:

- The purchasers are introduced to us before a final transaction takes place to assure both of us that they understand all the regulations, or know if any changes to the site are required.
- A land transfer fee paid to Eagle Nest in the amount of \$500 to finalize the sale and changes
- Alternatively, you may remove your trailer and sell it elsewhere to avoid fees

8. **REFUNDS:** Seasonal fees are non-refundable but they are transferable, and there is no guarantee of renewals. If you decide to sell your trailer on the site or move out mid season, there is no refund provided in the annual fee. If you wish to sell your trailer on the site, the payment may be transferred to the new owners assuming that all the regulations regarding "selling on the site" have been followed.

**9. As a resident of this seasonal rental opportunity, you are subject to any other such rules and regulations as provided for under the Provincial Park Lands Act. Upon violation of any of the above regulations management reserves the right to have you vacate your site within 24 hours.**

**Please be advised these guidelines are put in place to create a positive relationship for all concerned, as well as to offer some direction for any future situation that may arise.....Happy Camping!!!**

**Fred & JoAnne  
Eagle Nest – 204-884-2301**

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