B.L. Resort Ltd. "Internal Rules & Regulations" Abridged for Renters as of September 2026

Hello and welcome to Beaver Lake Resort. This is a private resort and as such has a number of expectations and policies for use of the campsites.

The Internal Rules and Regulations of B.L. Resort Ltd. (the company) include regulations pertaining to Cowichan Valley Regional District (CVRD) bylaws, regulations, zoning and/or restrictions, Resort use, and general rules and regulations regarding the use of individual Shareholder Campsites and common property.

These abridged Rules and Regulations are uniformly applicable to all renters and invitees. Electronic or printed copies of the full Rules and Regulations are available by request to the appropriate Shareholder from whom you are renting. For ease the paragraph titles and numbering used herein generally refer to the full document current version of the Rules and Regulations.

Please note that our property includes has access to Beaver Lake and several trails including the trail around the lake and to the lake dam, and as such the Company shall not be responsible for any liability including occupiers liability or otherwise in connection with the use or occupation of the Campsite, remaining lands or adjacent lands by the Renter or Guest.

Bullying and harassment is not acceptable or tolerated within the resort and any occurrence by a renter or guest is subject to immediate eviction from resort property by the company. This includes any inappropriate conduct or comment towards a shareholder, another guest, or on-site contractor that the person knew or reasonably ought to have known would cause that person or worker to be humiliated or intimidated. Examples of conduct or comments that might constitute bullying and harassment include verbal aggression or insults.

Definitions (Section 01)

Renter:
A renter is a third party that has entered into a contractual agreement between an individual shareholder and pays rent to the shareholder to occupy the shareholders improvements on their designated lot.

There is therefore no contractual agreement between the company and the Renter or Guests and by use of the resort and its facilities the Renter and Guests agree to perform and observe such reasonable rules and regulations as may be established by the Company from time to time.

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For The Good of the Resort (Section 03)

- The use of Shareholder Campsites as a short cut to another area of the Resort is not permitted (unless prior permission from the appropriate Shareholder(s) has been obtained). This includes empty Campsites in the Resort;
- Marked pathways should be used, where reasonable, to lessen the wear and tear on lawn areas;
- No vehicles shall be parked either partially or fully on common roadways or common property; and
- Shareholders, guests or renters shall not deface or otherwise damage or litter around any of the buildings or common areas of the Resort.

Important Reminders:

- The speed limit in the Resort is 10 km/h at all times for any type of moving vehicle (car, truck, bicycle, golf cart, etc.);
- Any Wi-Fi connections that may be available in the Resort are **NEVER** to be used to download any copyrighted content.

Common Property (Section 04)

Access

Access to common property is not to be restricted in any way but may be subject to additional rules or regulations for safety and security reasons. Currently main Vehicle and Pedestrian access is controlled by a code activated electric gate, with codes for guests and renters that are changed routinely.

Swimming (Section 05)

- There are **no** Lifeguards on duty and they will **not** be provided by BLRL. As such, Shareholders, guests, renters, and their families assume any and all liability arising from their use of the property, including the beach, wharves, boat dock, and wooden boardwalk;
- The Beach area is available, and is roped off in summer, for swimming, and a pontoon is available.
- Each person is fully responsible for their own swimming and non-swimming activities/conduct when using the beach, wharves, floats, boats, canoes, kayaks, paddle boards and all other recreational flotation devices;
- Each person should ensure that they behave in a safe, responsible and harmonious manner for everyone's safety and welfare; Fishing is not allowed from the designated beach and swimming areas; and

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- No diving is permitted from the Boat Dock or Wooden Boardwalk. Swimming is only permitted from the boat dock if the individual has a personal floatation device accompanying them.

Laundry

- On site laundry facilities are provided for the exclusive use of Shareholders, Guests and Renters; and
- Only Biodegradable Detergent shall be used in the machines to preserve the septic systems (Note: this rule also applies to those Shareholders with their own laundry facilities).

Septic System

- The resort has a within property septic system and all normal restrictions on the use of such a disposal system are required to be followed.

<u>Workshop</u> (Section 07)

The workshop is reserved for the exclusive use of BLRL Shareholders and is off limits to guests and renters.

Security/Sign in and Out

- The BOD recognizes that any form of "sign-in/sign-out" would tend to be a redundant exercise after a period; and will only be required in special circumstances, such as during provincial requirements such as COVID lockdowns.
- Video cameras are installed by the Company to monitor certain common areas as required. This currently includes the main vehicle and pedestrian entrance gates. Video recordings will be obtained and stored for a minimum amount of time in accordance with the company's video surveillance policy.
- Gate Codes provided to you shall not be provided to any other person.

Garbage and Recycling

- Garbage and recycling bins are provided and are located near the washroom building and are for Shareholders, Guests and Renters use only;
- There are separate dumpsters/areas for garbage, cardboard, recycling and returnable containers and it is **<u>imperative</u>** that garbage and recycling are separated accordingly and placed in the appropriate bins;
- Bringing garbage or recycling from outside the resort to dump in BLRL bins is forbidden;
- The dumping of any substance, material or garbage on the common property is forbidden;

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- Recyclable food containers must be washed prior to placing in the appropriate recycle bins;
- Garbage is to be sealed in appropriate bags before depositing it in the garbage bin; and

  NOTE: There are public dump and recycling facilities in Youbou and Duncan;

Motor Vehicles (Section 14)

Parking

- Two vehicles (car, truck, additional RV etc.) or one vehicle and a boat/utility trailer/ golf cart/ATV may be temporarily parked on a Campsite, provided there is sufficient space;
- Parking is not allowed on any Common Property or Roadway within the resort.
- Parking on another Shareholder's Campsite is not permitted unless prior permission has been obtained from the user of the Campsite;
- Any additional vehicles must be parked outside of the electrical gate. Do not hinder the ability of RV's to turn around, or park close to Site 31.

Speed Limit (Section 15)

- The speed limit throughout the Resort is **10 km/h**. This applies to vehicles, bicycles, e-bicycles, ATV's, golf carts, etc.

Boats (Section 16)

Boat Storage

- Small boats (canoe, kayak and paddle boards) must be stored on the Renter's Campsite when not in use on a regular basis by the Renter;
- Only electrically/battery powered boat motors may be used on Beaver Lake;
- For animals to enter the water to swim, the area between the boat dock access ramp and the wooden boardwalk (to the right side of the ramp shall be kept free of boats, paddle boards, canoes and kayaks (including inflatable types).

Boat Launch and Operation

- Large boats must be launched in designated areas (dock or boat launch area to the left of site #7). Under no circumstances are boats to be launched from the beach area shown on Schedule A site plan; and
- Operation of boats, kayaks or paddle boards is prohibited in the designated swimming area from the May long weekend until the 1st of October each year or

if swimmers are present at other times of the year. This area is identified as a "restricted area" on the map attached at schedule A;
- A three metre (10ft) space on the left side of the boat dock access ramp shall be kept free of any watercraft to allow an access point to the lake.

Pets (Section 17)

- Pets (dogs, cats or other forms of pets) are permitted on Renters Campsites/Sites;
- Pets are not permitted on the beach, on the lawn fronting the beach or in the "restricted swimming area" (see map at schedule A);
- Pets are not permitted to enter any other Shareholder's Campsite unless invited;
- All fecal deposits must be cleaned up immediately by the guest or renter responsible for the pet;
- Pets shall not be permitted to become a nuisance to other Shareholders, guests or renters; and
- Pets must always be on a leash or under the direct control of their owner on the common property. Pets may be permitted to be off leash within the immediate dock area while the pet is swimming if they are in the direct control of their owner.

Rentals (Section 18)

Campsite Rental Requirements:

- The Renter must display a Windshield ID Tag on their vehicle at all times which indicates their Campsite number; and
- A map of the Resort is attached. Renters may be provided with other documents such as safety protocols, and rules and regulations produced by the host shareholder.

Fires and Fire Materials (Section 19)

Camp Fires

- Campfires must be confined within their designated fire pit and operated within municipal and/or provincial regulations, and must not be left unattended;
- Renters are responsible for supplying their own firewood and removing any excess wood after a fire is extinguished before leaving the campsite or retiring for the evening;

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- Renters shall ensure that a means of extinguishing a fire is available at all times when a fire is lit; and
- Propane fire pits are allowed if they are CSA compliant and are situated within the site fire pits in such a way as to ensure compliance with all fire safety guidelines and regulations. (see below)

Fire Closures

- Fire restrictions/closures will be determined by the Province of BC, CVRD, Mesachie Lake Fire Department or the Royal Canadian Mounted Police (RCMP); and
- Any known fire closures and restrictions will be emailed to shareholders and posted by the BOD on the web page and the bulletin-board at the washroom building.

General Fire Safety Guidelines

- Store fuel on the property only in quantities necessary for ordinary camping and always under conditions that minimize the risk of fire;
- All propane tanks and bottles must be secured in accordance with the BC Safety Authority;
- Keep water, an appropriate fire extinguisher or fire blanket available for fire suppression whenever a fire or barbeque is lit;
- All RVs and buildings must be equipped with their own up-to-date fire extinguisher; and
- Any Barbecue or Camp Stove used in the Resort shall be CSA approved and in good working order.

<u>Smoking/Vaping)/Cannabis</u> (Section 20)

- Smoking or vaping (cigarettes or cannabis) is prohibited in all the common areas and buildings of BLRL; and
- Smoking or Vaping is restricted to the Renter's site.

<u>Complaints</u> (Section 21)

- All complaints must be submitted in writing to your host, who is responsible for dealing with the complaint. The complaint must include the complainant's name, site number and date and details of your concerns;
- Complaints that are unable to be dealt with by your host will be forwarded to the Board of Directors and will be addressed by the BOD at their earliest convenience and in confidence; and

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- All resolutions will be conveyed to the initiating Shareholder(s) as soon as possible.

Noise (Section 22)

- Radios, recorders, televisions, parties or other sources of noise shall not be audible on neighbouring Campsites after 10:30 p.m. or before 8:00 a.m;
- Noise must be always kept at reasonable levels so as not to disturb other Shareholders, guests or renters; and

Soliciting (Section 23)

- No business or solicitation of orders for products and services is permitted in any manner whatsoever anywhere on Resort property; and

Alcohol (Section 24)

- All renters and guests are responsible for any alcohol consumption by themselves or their guests, and ensuring it is done legally and responsibly within the resort. This would include monitoring for over consumption, impaired driving/boating/swimming and the avoidance of any serving of minors;

Breach of Regulations (Section 27)

- When a guest, or renter breaches a rule and/or internal regulation, the host shareholder will be given written notice of the violation (except in urgent situations when immediate action is required where the notice may be given in person or via telephone to any person, including people on the site).

If the violation continues the BOD may take any actions provided with the default provisions of the shareholder agreement.

Guests and Renters are cautioned that they will be subject to *immediate eviction* from the property within the discretion of the BOD for infractions of the "Internal Rules & Regulations" of BLRL.

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