

## Exhibit A

## RESORT RULES

The Cottage Rules are an addition to the terms and conditions of your cottage rental. Please review this document carefully and assure that all members of your party are familiar with the contents, particularly the conditions of rental and cleanliness guidelines. Just as you appreciated the clean and well-maintained state in which you found the cottage, we ask that you leave the cottage clean and tidy for the next guests.

Entertaining guests is very much part of cottage life; however the maximum number of persons determined for the cottages is based on the capacity of the septic system and the number of beds. Please do not exceed the maximum number of persons allowed with regard to guests. Your thoughtful consideration of your cottage neighbours need for quiet and privacy will be appreciated

A credit card will be kept on file in case of any damage excessive cleaning, or any other non-compliance with the Rental Agreement .

### Cancellation, bookings Terms and Conditions

Reservations need to be accompanied by a 50% deposit. Balance is due at time of check-in.

Cancellations with notification in the Spring, Fall, and Winter months will be accepted up to 21 days before check-in. An Administration Fee of \$75.00 will be deducted from the refund for cancellations.

Cancellations with less than 21 days will not receive a refund.

Summer deposits for the period of June 22nd -September 07 are non-refundable after May 1st. Refunds prior to May 1st minus \$100.00, IF your vacancy can be filled.

This property makes NO REFUNDS for POWER OUTAGES, NO SHOWS or EARLY CHECKOUTS.

### POWER/HEAT SOURCE:

Electrical power may be interrupted from time to time, and it may stay off a little longer than it would in the city. We suggest you bring a few flashlights for emergencies. Also, if the power does go out, remember that the water system operates on an electric pump. **DO NOT RUN THE WATER WHEN THE ELECTRICITY IS OFF.** We are not responsible for any damage or inconvenience caused by power failure.

### **WASTE DISPOSAL:**

Never leave garbage outside the cottage.. Country critters (raccoons, bears, skunks...) love garbage. Unless you wish to be visited by these friendly and hungry animals, please follow the garbage disposal instructions. It is very important that all guests practice environmentally friendly procedures on the property and recycle when possible.

### **COTTAGE WATER SOURCE:**

We have installed a UV chlorinated water system on the property. The water is tested on a monthly basis and safe for drinking.

### **BATHROOM/SEPTIC SYSTEM:**

Like most cottages our cottages operates on a septic system. The septic system is a very sensitive, and integral, part of cottage life. The basic rule is do not put anything down the toilet other than natural waste and toilet paper (and be conservative with the paper). Use one ply paper whenever possible. No paper towels, Kleenex, tampons, pads, matches, hair, grease, strong chemicals, etc. These are guaranteed to back up the system and believe me, you do not want that to happen. Please do not pour cooking oil, coffee granules or any food stuffs down the sinks.

The septic bed can be easily damaged by excessive weight. Do not drive over or park any vehicles in this area. Septic systems have a maximum capacity with regard to use (i.e., number of persons, washrooms, laundry, etc.) Please observe and respect the maximum number of persons determined for your cottage and indicated on your rental agreement.

### **BARBECUE:**

A gas barbecue is provided; please notify us if the tank needs to be refilled. Please do not burn any foreign materials (e.g., wood) in the barbecue if it is a gas/propane type. Barbecue grill should be cleaned /brushed after each use.

### **Parking**

- Resort speed limit of 10 km/hr will be strictly enforced. Please watch for children playing.
- Only one car permitted per cottage (Visitors must park in designated parking lot).
- **PLAYGROUND/PROPERTY:**  
We ask that all children be properly supervised at the playground and on the property at all times.
- **RECREATIONAL EQUIPMENT:**  
We have canoes and kayaks available for all guests to use free of charge. Please ensure that you notify the management before you use the equipment to ensure that you are provided with life jackets and boat kits.

### **LOST, STOLEN OR DAMAGED PROPERTY:**

- As per the License of Occupation, management cannot be responsible for property lost, stolen or damaged. Parents or guardians shall be responsible for the safety and any damage, however caused, by children or visitors.
  - **Cottage vacationers are responsible for the actions and safety of their children DAMAGE DONE TO PROPERTY BY UNSUPERVISED CHILDREN WILL BE CHARGED TO CREDIT CARD ON DEPARTURE.**
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  - Management is not responsible for lost, stolen or damaged property, however caused
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- **COMMUNITY NOTES:**  
Please respect that you are also a part of a cottage community. Your consideration of our place in that community will be appreciated - no loud parties or noise after 10:00 P.M., and observe normal boating and water guidelines, etc.
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  - **ALCOHOL AND FOOD:**
  - **We ask that you do not bring glass off your personal cottage property.** There is no glass allowed on any community part of the property i.e. Docks, beach, and fire pit area. This ensures that our property remain barefoot friendly for our guests. This includes any type of glass bottles.
  - Illegal drug use of any type will not be tolerated and will result in termination of park use, with no refund, and/or police intervention.
  - No firearms or fireworks are permitted in the park.

All cottages are non-smoking. There will be an additional \$100.00 fee charged to your credit card if there is evidence that the guests have been smoking inside the cottage.

### **Etiquette:**

- No loud music at any time.
- Quiet time is 10:00pm to 8:00am
- Please respect your neighbor's privacy.
  
- Any aggressive action toward another person or any violation of any federal, provincial or municipal laws by a guest or his/her guests will result in the immediate termination of the License of Occupation and/or weekly / overnight agreement

### **NO PETS ON THE PROPERTY.**

We have a NO PET POLICY on the resort this is a non negotiable policy by the resort.

### **GUESTS:**

All guests must be registered and approved by management prior to their arrival. We are committed to ensure that our registered guests have full use of the property, we strongly enforce the capacity of our resort do not exceed 40 people. We allow outside guests to visit Safe Haven Cottage Resort only if we have not reached the capacity of the resort. **There is a \$15.00/day charge for all guests that visit Safe Haven Cottage Resort. We ask that all visitors leave by 10pm. Extra guests in cabins other than desired capacity will be turned away on arrival.**

**All children under the age of 18 must be with a parent or under parental supervision after 11pm.**

Children must be supervised at all times when near the beach, playground, and water as these areas are unsupervised. **Swimming is at an assumed risk of the individual or their guardians in the case of children Safe Haven Cottage Resort and or its owners assume no liability for any accidents, however caused, in the resort area or in the water. Life jackets need to be worn when using any type of water equipment plus safety kits which are available upon request.**

**NOTES ON INSECTS, LOCAL WILDLIFE:**

Insects and wildlife are very much part of cottage country. To discourage these pests endeavour to keep exterior doors closed at all times. Please do not place poison within the cottage as other guests may have young children or pets that could get into it and become very ill.

**CHECK OUT AND IN TIME:**

Your adherence to the check out time of **10:00 a.m.** unless otherwise indicated on your booking confirmation form, will be appreciated, in order to allow time for cottage maintenance and preparation for the next cottage guests. **CHECK- IN TIMES are 3.00.P.M** Please adhere to these times to allow sufficient time for housekeeping to do their job.

**PROPERTY OF COTTAGES:**

We ask that all original property be in place before departing. This includes all dishes, pots, pans, cutlery, glasses, cups, outdoor furniture and bbq's.

**CLEANING:**

Thank you for your thoughtfulness and consideration in leaving the cottage (inside and out) thoroughly clean and tidy, as it was for your arrival. It is required that the cottage be left thoroughly clean and tidy

**GENERAL:**

- ( ) Dishes washed and dried and put away.**
- ( ) Check all windows, make sure they are closed and locked, close drapes.**
- ( ) Check all doors and make sure they are locked. Return keys to the office.**
- ( ) Make sure all garbage cans have been emptied and garbage removed**
- ( ) Clean out fridge thoroughly**
- ( ) Check DVD player for left over discs**
- ( ) Don't leave behind beer cases or pop empties please.**
- ( ) Turn down all thermostats.**
- ( ) Check for personal belongings indoors and out (all rooms, drawers, under beds, waterfront, etc.)**
- ( ) Please notify the management if there's anything that's not working properly in the cottage**

Management thanks you for your co-operation and we wish you a wonderful stay here at Safe Haven Resort. David and Deborah Lloyd.....