

MEMO TO MEMBERS

In the past 2 months there have been six changes to our Rules and Regulations passed by the members of HHPA. We hope to have the posted version of the Rules and Regulations updated shortly but, in the meantime, we want to ensure that all members are aware of these changes. The changes are listed below, including rationales for each change.

Changed on April 16, 2022...

Liability Insurance

Rule 2.C. was changed to state:

Recreation Vehicle Standards: All RV's and Park Models are to be CSA approved. All members must maintain year-round liability insurance for their site(s). It is the members responsibility to ensure a current valid copy of proof of liability insurance is provided to the HHPA Office each year upon renewal of their policy.

Rationale: Lack of liability insurance can put the entire membership at risk should there be a claim against an uninsured lot. As members have year-round access to their lots, it is important that the park ensure year-round coverage. Implementing this change will provide a year-round safeguard for the park rather than just from May (when renewing annual membership) to the date their insurance expires.

Lofts

Rule 2.C.1. was changed to state:

1. RV Dimension: The inside configuration of the RV unit, (whether it be a single story or a loft) as well as the floor plan, will be the expressed choice of the member, provided the dimensions fit on the assigned lot, the RV unit meets the positioning requirements described below, and height restrictions (Max 13'6"), fit onto the assigned lot and meets the positioning requirements described below.

Rationale: Remove the 'one story' rule that was the cause of much confusion and debate over the years. The rule now clearly allows for lofts.

Changed on June 12, 2022...

Gazebos, Pergolas and Barbeque Covers

Rule 2.F & G was combined and changed to state:

F. Gazebos, Pergolas and Barbeque Covers

- Must be prefabricated, commercially available and free-standing.
- Must be in park approved colours.
- Must be situated a minimum of 18 inches from a fence and 10 feet off the road.
- Cannot be anchored to the ground using cement.
- A site change form must be completed, and a green card issued prior to the addition of any gazebo, pergola or barbeque cover.

1) Gazebos and Pergolas: One gazebo, no larger than 12' X 12', constructed of a metal frame with a roof of metal, polycarbonate or canvas is allowed per site. In place of a gazebo, a pergola with a metal frame can be constructed. Windbreaks of canvas, vinyl or roll down blinds may be acceptable. Enclosures and windbreaks MUST be approved by the Board of Directors or their designate. Should a member decide not to have an awning* (see 2.C.7), then two gazebos/pergolas, no larger than 12' x 12' each, will be permitted.

2) Barbeque Covers: One barbeque cover is permitted per site. It must be constructed of a metal frame with canvas, steel, aluminum, or poly-carbonate tops (NO TARPS). Barbeque covers shall not exceed 60 inches (1.53 meters) deep x 96 inches (2.45 meters) wide x a maximum of 107 inches (2.72 meters) high. These are the dimensions of currently available BBQ covers.

**NOTE: On June 15, 2022 the BOD voted to amend 'awning' to 'aluminum awning.' This vote will be recorded in the June 2022, BOD meeting minutes. As per Bylaw D.10., this change will be presented to the membership to ratify at the next AGM.*

Rationale for changes:

1. Combine F and G to correct, simplify and allow for less repetition of information.
2. To keep the weather out and for warmth, allow full enclosure of gazebos in all seasons.
3. For improved protection from the elements, allow sites with no aluminum awning to have an additional gazebo/pergola instead.
4. 'Lot' changed to 'site' for consistency.
5. To provide more options, add poly-carbonate to choices for gazebo roofs.
6. With park aesthetics in mind, removal of 'tarps' as an option for gazebo windbreaks.
7. Simplify options for placement of structures.

Sheds

Rule 1.C.4. was changed to state:

4. Sheds: One shed may be constructed for storage purposes only. It shall not be supplied with beds, water, toilets/showers, or stoves and shall not be set up as a business shop. The shed should be constructed entirely of wood, composite materials or prefabricated and commercially available plastic resin (AGM September 2018) to a maximum of (80) eighty square feet and shall be fully ventilated. The following measurements are outside dimensions: maximum height to peak (8) eight feet (2.44 metres) no side longer than (10) ten feet (3.048 metres) with an overhang allowance of up to (6) six inches (15.25 cm) on all sides (not included in the square footage). Dimensions of the entrance overhang, that may be up to (4) four feet deep (1.22 meters), is included in the maximum (80) eighty square feet. The roof may be finished with wood, 'Duroid' shingles or lightweight metal. With the Caretaker's pre-approval, a shed can be situated anywhere on the lot, provided that it is (18) eighteen inches (0.457m) away from the side and rear fences, and (10) ten feet (3.048 metres) off the roadway and additionally, on corner sites, it does not jeopardize the safety of the roadway. (No sheds shall be situated where they hamper the removal of a trailer from a site).

Rationale for changes:

- Some of the prefabricated larger sheds can be cheaper and more available than the smaller sheds.
- Doesn't change the total footprint allowable, while increasing options for shed type.
- The shed size is within the District of Harrison Bylaws.
- Shed placement allows more flexibility of the site.

Fencing

Rule 1.D.4. was changed to state:

Fencing shall be of wood or composite material and finished with approved park colours. See colour chart in the office. Plastic, wood or composite lattice or metal spindles are acceptable alternatives for panelling, provided that they are secured within a wood or composite frame on the front fence; and the side fence on a corner lot only. Gates can be wood and/or metal construction.

Rationale for changes: This allows more diverse types of fences. Currently there is no mention of gates.

Tenting

Rule 1.A.3. was changed to state:

Tenting is not permitted.

Exclusion: Tenting on a member's site is permitted until September 15, 2022, under the following conditions:

- i) Members are responsible to ensure their guests are adhering to all rules and regulations during their stay.
- ii) Tents permitted only for three days, 4 times a year and not transferable from lot to lot
- iii) A registration form and the applicable fees must be received by the office prior to erecting a tent on a member's site. (Fee for tenting is \$10 per night (to be put in the Fees section)
- iv) Only 1 tent per site is allowed

Rationale for change: To allow tenting on a trial basis. This will allow members to experience what the pros and con's might be of allowing tenting before voting on it as a more permanent rule change.

We are currently working on an application process for tenting that we hope to have in place over the next few days.