



### Definitions

Add-on Room	Permanent wood frame construction finished with siding, brick or other exterior finishing materials. The roof may be covered with asphalt shingles, metal or cedar shakes. May be insulated and include electrical and plumbing. Must adhere to local building code.
Covered Structure	May be an outdoor permanent, seasonal, or temporary structure used for weather shelter (sun, rain, etc.). A common example would be a fabric or solid covered gazebo that is pre-manufactured and assembled on site. Barbeque shelters are another example. This is not intended to expand the square footage of an existing add-on room nor act as an additional add-on room.
Grey Water	<p>Wastewater from showers, baths, sinks, washing machines, and other appliances. Grey water may contain detergents, soaps, etc. that are harmful to the watershed of Lac Santé.</p> <p>The Alberta Building Code and the National Plumbing Code require every sanitary drainage system, including the drains from every sink, bathtub, shower and washing machine, to be connected to a:</p> <ul style="list-style-type: none"> <li>• public sanitary sewer</li> <li>• public combined sewer</li> <li>• private sewage disposal system, other than approved reclaimed wastewater system with clearly defined water quality.</li> </ul> <p>Reference: <a href="https://www.alberta.ca/reclaimed-water.aspx">https://www.alberta.ca/reclaimed-water.aspx</a></p>
Member	A person or persons who have procured a membership in Tranquility Bay RV Park Cooperative (TBC), a Registered Alberta Cooperative.
Member in good standing	A member who has remained current on dues and payments and who does not have any outstanding directives as instructed by the Tranquility Bay RV Park Cooperative Board of Directors.
Park Model	A structure that is built to CSA Z241 Standards that is designed to be moved onto a location and be blocked up as a semi-permanent structure. It should be noted that some trailers are marketed as “Park Models” that are built to CSA Standard Z240 RV specifications and can be towed on highways without a special permit.
Park or “The Park”	Within the property boundaries of Tranquility Bay RV Park Cooperative.
Permanent	Lasting or intended to last or remain unchanged indefinitely.
Prohibited Noise	<ol style="list-style-type: none"> <li>1. No person, owner or occupant shall cause or permit any noise that disturbs the peace of any other person.</li> <li>2. In determining if sound is reasonably likely to disturb the peace of others, consideration may be given but is not limited to: <ol style="list-style-type: none"> <li>a. Type, volume and duration of the sound;</li> <li>b. Time and day of the week;</li> <li>c. Nature and use of the surrounding area; and</li> <li>d. Any other relevant factor</li> </ol> </li> <li>3. With the exception of the activities referred to herein, unless permission from the TBC Board is first obtained, no person shall use, operate or allow to be used to operate any tools, machinery, or equipment so as to create a disturbance which may be heard within the TBC property boundaries between 11:00 PM and 9:00 AM. Construction noise is not permitted between 9:00 PM and 9:00 AM.</li> </ol>



Road Worthy	A vehicle/unit able to be driven on highways without a special permit as set out in the Province of Alberta Vehicle Equipment Regulation AR122/2009.
RV	Recreational Vehicle – a vehicle built to CSA Standard Z240 and/or also meeting the requirements of the United States Recreational Vehicle Industry Association and must have a mark indicating that it complies with this standard. These units are licensed and do not require special permitting to be allowed on Alberta urban, rural roads or highways.
Shrub	A woody plant which is smaller than a tree and has several main stems arising at or near the ground.
TBC	Tranquility Bay RV Park Cooperative
Tree	A woody perennial plant, typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground.



**RULES & REGULATIONS  
TRANQUILITY BAY RV Park Cooperative  
Effective May 19, 2022**

The intent of the Rules and Regulations is the following:

- To set standards for member and guest conduct that promotes fellowship, cooperation, and community engagement.
- To set a standard for the aesthetic for the TBC property.
- To provide a safe environment for members and guests.
- To maintain the best possible view for members.

**1. GENERAL RULES FOR MEMBERS, GUESTS, AND ALL COMMON AREAS**

- a. All vehicles must be parked off roadways. If room is not available on your lot, only use designated parking areas. The designated day parking area near the beach is intended for temporary vehicle and watercraft trailer parking. Overnight parking is prohibited.
- b. All garbage must be properly contained in trash bags, tied, and deposited in dumpster containers. No large items may be left outside the containers. Large wooden items, brush or cardboard must be disposed of at the burn pile on the north end of the property. Disposal of plastic or metal items in the burn pile is prohibited.
- c. Do not dispose of diapers and sanitary napkins in toilets. These items must be tied up in trash bags and deposited into supplied trash cans or dumpsters.
- d. Pets
  - i. All pets must be on a leash and in control by their owners at all times throughout the TBC property. There is an off-leash area in the hay field near the burn pile where pets are permitted to be off-leash; however, they must still be within owner control.
  - ii. Pets must be in control within the member’s lot and may not wander freely beyond the lot boundaries or bark uncontrollably.
  - iii. Pet owners must carry waste bags and pick-up and dispose of droppings in the garbage.
  - iv. Pets are not permitted in the community hall (Owls Nest).
  - v. Pets are not permitted on the swimming area beach. They are welcome to swim north of the boat launch and south of the swimming beach.
  - vi. Flagrant mismanagement of animal control by members or guests will not be tolerated.
- e. Projectile weapons (guns, bb/pellet guns, paintball guns, etc.) are not permitted in the park.
- f. Vehicles
  - i. Posted speed limits must be strictly adhered to regardless of the type of vehicle.



- ii. All-Terrain Vehicles (ATVs), and all motorized vehicles (dirt bikes, mopeds, trail bikes, motorcycles, snowmobiles, etc.) must be insured and adhere to noise rules. They must be kept to the roads and must not enter the designated beach area.
  - iii. Golf carts are permitted. They must be insured for liability. They must be kept to the roads and not enter the designated beach area.
  - iv. Users of any All-Terrain Vehicles (ATVs) or motorized vehicles (dirt bikes, mopeds, trail bikes, motorcycles, snowmobiles, etc.) within the park must have, at minimum, a valid Alberta Class 7 operator's license (or equivalent for non-Alberta residents) or be at least 16 years of age. Unlicensed or underage users must be accompanied by a person with a valid Alberta Class 5 or greater operator's license (or equivalent for non-Alberta residents).
  - v. Members must follow all road directional signs and speed limits for all typical passenger vehicle types (cars, trucks). Exemption: Small vehicles such as golf carts and ATVs that are narrow enough to allow the passage of two vehicles side-by-side on the roadway may disregard directional signs.
- g. Members must acquire permission from the landowner before entering any privately-owned property outside of the TBC boundaries.
- h. Noise
- i. Noise shall be kept to a minimum in the park between 11:00 PM and 9:00 AM. Any excessive noise is prohibited. Excessive noise may include but is not limited to: loud music, loud and/or profane language, fireworks, etc. Please consider that your neighbors may be resting and be respectful to them.
  - ii. Construction noise is not permitted between 9:00 PM and 9:00 AM.
  - iii. The use of recreational vehicles such as quads, side by sides, off-road motorcycles and gas-powered golf carts are prohibited during park quiet hours of 11:00 PM to 9:00 AM.
- i. All members and their guests are expected to keep all areas of the park clean. Members shall clean up any trash, toys and belongings after using common areas, such as the playground and beach.
- j. Glassware is prohibited on the beach and lake shore areas.
- k. Swimmers must stay out of the boat launch area and boats must remain outside of designated swimming areas.
- l. Boats and personal watercraft must be launched at the TBC boat launch platform. After boats are launched, the tow vehicle and trailer must be removed to one of the designated parking areas. Members that utilize the TBC boat launch and dock do so at their own risk.
- m. Items such as trailers, boats, and vehicles that do not belong to the TBC members must not be stored long term (>30 days) on TBC property.
- n. The consumption of alcoholic beverages is governed by the Liquor Control Act. Any acts found in violation of the Act will be reported to the local authorities.



- o. Anyone found vandalizing, willfully damaging property, or performing any theft from any property will be subject to disciplinary action, up to and including suspension of TBC privileges and access. Registered TBC members will be held liable for any minor and/or guest found in violation of these rules to which the member has authority or invited.
- p. Electric generators cannot be used within the park, except with prior approval of the Park Manager(s). In the event that approval is provided, the approval is limited to the operating period specified.
- q. The Annual General Meeting (AGM) will be held on the Saturday of the Victoria Day long weekend in May of each year. An alternate date may be selected with notice given, by email, not less than 10 days and not more than 60 days in advance of the date of the meeting.
- r. A member who is in default of their membership fees, electrical, tax, fines and/or levies greater than 60 days after the invoice due date, will be issued a registered letter sent to their address of record stating that their services and gate access will be removed 30 days from the date of the registered letter. A copy of the letter will also be sent to the member's email address on file with the understanding that both forms of communication together are considered sufficient notice without dispute. In addition, a 2% penalty compounded monthly from the date of the letter/email will be assessed until all monies are paid in full. If full payment has still not been received after the additional 30 days, then the electrical shall be disconnected from the site. There will be a \$300.00 reinstatement fee plus the cost of electrical or mechanical contractors to reconnect the services after the member returns to good standing. After 120 days from the date of the registered letter/email, TBC shall take action as per TBC Bylaw Section 41 and the member shall be responsible for all costs associated with such action(s). If members are in payment default on two successive invoices, then TBC will move directly to TBC Bylaw Section 41 including but not limited to immediate membership suspension (§41.b). Member invoices in default may be sent to a 3<sup>rd</sup> party collection agency at the discretion of the Board of Directors.
- s. Water and Electrical distribution lines are generally located directly under the supply pedestal but can be within two to three feet either way of these locations. If a failure occurs and access is required on either side of the pedestal the member will be given immediate notice to remove his unit so repairs can be done. The member will be given five days to do so. It should be noted that excavating utility lines outside the lot boundaries may slough in affecting the stability of the bank so this may also require any unit on the lot to be removed. TBC will not be responsible for any damages to the unit or the lot if the unit has not been removed after the five days has passed. There will be a \$150 fee per day that the unit is not moved and TBC reserves the right to hire a contractor to remove the unit any time after the five days has passed and the member will be responsible for all costs. It should be noted that expediency in the removal is important as everyone in the park could be without services until a repair is completed.
- t. Threats or acts of violence directed at anyone on TBC property will not be tolerated. This rule applies to any threat, behavior or action, either physical or verbal, which is interpreted to carry the potential to harm or endanger the safety of others; or results in an act of aggression, or destruction, or damage to property. Violation will result in disciplinary action(s) including but not limited to fines, suspension of membership privileges and termination of membership as per TBC Bylaws Section 41.
- u. TBC is committed to providing a work environment that is free from harassment of any kind and will not tolerate any form of harassment against its board members, employees, contractors, interns, volunteers, or any other individual(s) who interact with our



organization. Harassment includes, but is not limited to objectionable or unwelcome conduct, comments, bullying, gestures, contact or actions. The act of harassment is intended to intimidate, threaten, demean/degrade/devalue, ridicule, belittle, embarrass, taunt, coerce or bully another person. These actions create fear or mistrust and can cause physical, psychological, or psychosocial damage. Violation will result in disciplinary action(s) including but not limited to fines, suspension of membership privileges and termination of membership as per TBC Bylaws Section 41.

- v. Grey water shall not be discharged on TBC property and shall only be discharged into member septic tanks.

## **2. MEMBER BOAT STORAGE, UTILITY TRAILERS, AND ADDITIONAL PARKING**

- a. Boats must be stored in the boat storage areas. They are not permitted on member lots or in the common areas. Twice per year members will be permitted to clean their watercraft during daylight hours on their lot parking pad. This activity must not impede the roadway. Immediately upon completion of this task the watercraft must be returned to the boat storage areas. Under no circumstances is overnight boat storage permitted on member lots. Advise the Park Manager(s) prior to moving the boat onto the lot.
- b. Utility trailer storage is not permitted on member lots or common areas and must be stored in the trailer storage area. A utility trailer will be permitted on a member parking pad for a maximum of two days for a specific activity such as unloading or loading.
- c. The utility trailer and boat storage areas are for member convenience. All units must have valid insurance and be registered with the Park Manager(s).
- d. Members store their equipment (boats, trailers, etc.) at their own risk. TBC assumes no liability in the event of damage or theft for any personal property left on park property. Members must obtain permission and sign a release of liability obtained from the Park Manager(s) before storing the above.
- e. Guest parking is located directly adjacent (east) to the community hall. Additional member parking is located directly adjacent (north) to the community hall. Members are not permitted to park any vehicle, trailer, or RV, overnight in the guest parking area.

## **3. MEMBER LOTS**

- a. Only one RV (travel trailer, motorhome, etc.) is permitted on each lot.
- b. Member lots and boat sheds must be maintained in good order. This includes: management of landscaping, construction materials, recreational equipment, etc. Members with boat sheds and lots found in an unkept, overgrown and/or neglected condition will be requested to return the lot to good order within 14 days of notice. If a written complaint is lodged against a property, the TBC Board or their designate will investigate. If warranted, the member will be notified and given 14 days to correct the situation. If the situation is not rectified to the satisfaction of the TBC Board, the area will be brought to good order at the member's expense. Expenses may include, but are not limited to: labor and/or disposal charges, fines and/or levies depending on the extent of clean-up required. TBC will not be held responsible for reimbursement or replacement of item(s) damaged, disposed or destroyed during clean-up operations.



- c. Member lots are private and as such, other members or their guests are not permitted to enter or use said lot without the permission of the associated member. Lot access is permitted for TBC staff for maintenance and compliance purposes as required.
- d. Fires
  - i. Fire pits must be located a safe distance (10 feet recommended) from combustible materials including but not limited to: structures (decks, cabins, gazebos, etc.), shrubs and/or trees, solvents, fuels (liquid or gaseous), paints and stains. Timber retaining walls are permitted around fire pits.
  - ii. Campfires must be maintained under control at all times and must be extinguished before leaving the area for an extended period of time.
  - iii. Members shall have a 10 lb or larger ABC type fire extinguisher readily available when fire pit is in use.
  - iv. Propane fire pits are permitted on decks and must follow the manufacturer's instructions regarding proximity to combustible materials.
- e. RV units must not infringe on any roadway. This includes but is not limited to: extended slides, awnings, waste disposal plumbing.
- f. All RV units must be insured for a minimum PL (Personal Liability) and PD (Property Damage) coverage.
- g. All propane cylinders must be stored outdoors. RV cylinders must be properly secured to the RV or structure to prevent accidental damage and potential fire.
- h. RV units must have a current provincial license and be road worthy with wheels left on. This facilitates easy removal of the RV in the event of an emergency or maintenance event.
- i. RV units must have an ABC type fire extinguisher.
- j. No structures (i.e.: decks, add-on rooms, fire wood storage, planters, landscaping etc.) are permitted within five feet of the east lot line. This is intended to allow for lawn maintenance and safe park equipment movement.
- k. RV units must not exceed 50 feet from the south property line to the front of the unit. This measurement is taken from the bottom of the post on the southwest corner of the green fence, northward towards the front of the RV unit. The back of the RV (including ladder, spare tires, etc.) must be a minimum of eight feet from the south property line. This limits RV length to no more than 42 feet (tip to tail) including all peripherals contributing to the overall length (ladders, spare tires, etc). Measurements will not include the hitch.
- l. Tranquility Bay RV Park Cooperative is an RV park and as such, only RV units will be permitted on member lots. Park models, mobile homes or units not licensed as a vehicle for everyday road travel in Alberta are not permitted. Member RVs will not be moved without permission unless in an emergency, in which case the member will be advised as soon as practical.



**m. Development Permits:**

- i. Development permits are intended to ensure compliance with TBC Rules and Regulations prior to purchase, construction and/or modification. This prevents issues with non-compliance after the fact.
- ii. An approved development permit must be obtained prior to proceeding with any construction and/or modification of a member's lot that changes the dimensions or profile of the existing structure(s) and/or lot, including but not limited to:
  - Parking pads
  - Add-on rooms
  - Decks
  - Covered structures (permanent or seasonal)
  - Storage sheds
  - Privacy walls
  - Firewood storage shelters
  - Fire pits
  - Landscaping
  - New RVs
- iii. A plot plan with dimensions and detailing the activity planned must be submitted with the development permit.
- iv. Members are not guaranteed permit approval and, as such, purchases should not be made nor construction begun prior to approval. TBC is not responsible for reimbursement of member expenses in advance of permit approval.
- v. A signed permit approval is required. Verbal permit authorization is not permitted.
- vi. Members are solely responsible for ensuring the permitted activity (construction, modification, etc.) meets all TBC rules and regulations. If activities are found in contravention of the TBC Rules and Regulations after the activity is completed the member is responsible to bring the activity in compliance within the timeframe directed by the TBC Board.
- vii. Within 30 days of completion, members must request a post development permit review. The TBC Compliance Committee will inspect the development to ensure compliance with the TBC Rules and Regulations and that the activity scope did not extend beyond the permit approval. Anything outside of compliance after inspection is still the responsibility of the member to rectify.
- viii. Members purchasing a RV unit must have a development permit approved prior to purchase to ensure compliance with the TBC Rules and Regulations. Oversize RV units that do not comply will not be permitted on member lots. TBC is not responsible for any costs incurred to the member in advance of permit approval. This includes but is not limited to: deposits, delivery fees, financing costs, and depreciation.

**4. MEMBER PARKING PADS**

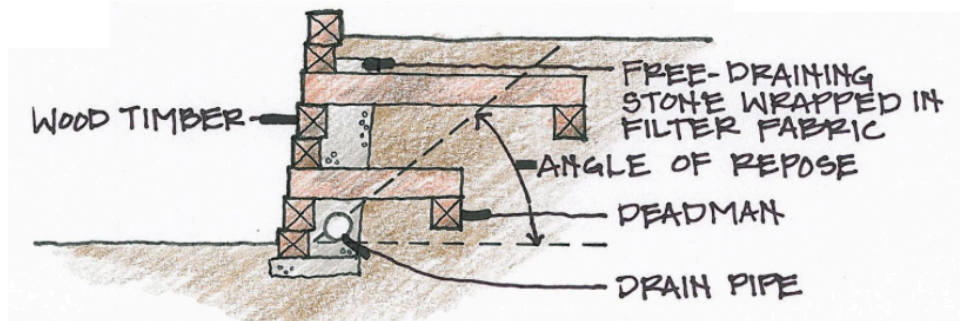
- a. Members may increase the size of the parking pad to create additional parking based on the following restrictions:
  - i. Extension of the pad must be on the north lot.





- ii. Extension cannot be greater than 23 feet east of the west lot line.
- iii. A retaining wall must be built around the north and east sides of the extension. Where the south side of the parking pad extends beyond the RV pad, a retaining wall is also required.
- iv. Retaining walls must be built using material such as wood, retaining wall block, etc. (use of railway ties is prohibited). Retaining wall construction material must be suitable for the height of the wall and the intended purpose as a parking pad. The member must define the material on the development permit and use such material. Permits will be denied if unsuitable materials are designated in the permit application. Taller retaining walls may require “deadman” anchors to ensure the stability and safety of the wall and parking pad (see Figure 1).

**Figure 1 – Example of Deadman Use in a Retaining Wall**



- v. A 42-inch-high railing may be included on the parking pad retaining wall of any height. (i.e.: A low retaining wall (<one foot) may also incorporate a 42-inch railing surrounding the parking pad.)
- vi. It is understood that lots on Trout Drive have no neighboring lots to the west therefore there is limited view obstruction for these lots from the west. A privacy wall / windbreak of up to six feet in height may be constructed on the east side of the parking pad.

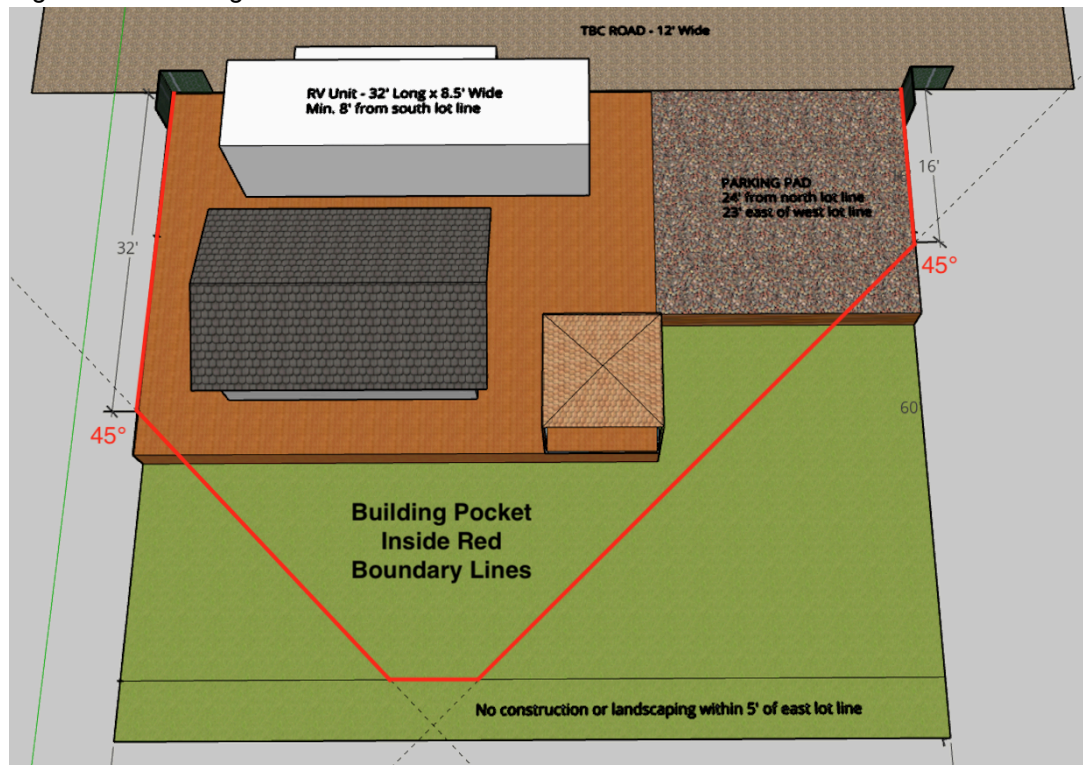
**5. BUILDING POCKET FOR COVERED STRUCTURES**

- a. The following are the guidelines for determining the permitted locations on a member lot where covered structures (privacy walls, pergolas, gazebos, sunshades, etc.) may be constructed and/or placed. This is intended to minimize the view obstruction to the surrounding lots.
- b. Several measurements are required to determine the building pocket for a given lot.
  - i. From the northwest corner of the lot (corner of the adjacent lots green fence) measure 16 feet to the east (towards the lake). Draw a line 45° to the southeast (towards the middle of the lot).
  - ii. From the southwest corner of the lot (corner of your green fence) measure 32 feet to the east (towards the lake). Draw a line 45° to the northeast (towards the middle of the lot).



- iii. Where the two 45° lines meet the east construction boundary (five feet from east lot line) defines the east boundary of the building pocket.
- iv. See Figure 2 for building pocket measurements and boundary examples.
- c. Covered structures shall not be constructed/placed outside of this boundary.
- d. Covered structures may be constructed/placed anywhere within the building pocket boundary.

Figure 2 — Building Pocket Schematic



## 6. MEMBER COVERED STRUCTURES

- a. Members may build covered structures on the lot based on the following restrictions:
  - i. Covered structures must not be higher than 11 feet above the RV pad. Understanding that Trout Drive has no neighboring lots to the west, Trout Drive covered structures are restricted to 14 feet above the RV Pad. For lots that have significant elevation changes from north to south, the base elevation is set at midpoint between the two elevations. Covered structures built prior to 2022 will remain as is unless modifications are done that impact the overall height of the existing covered structures. Any modifications from 2022 forward must comply.
  - ii. Covered structures must be properly finished with suitable materials consistent with the aesthetic of the lot.



- iii. Exceptions may be made for the lots on the south end of the TBC property that are restricted by the roadway. These potential exceptions will be administered through the permitting process and in collaboration with the Compliance Committee and Board of Directors.
- iv. Structures must be secured to the deck and/or ground at all times.

**7. MEMBER ADD-ON ROOM (commonly referred to as an 'Arizona Room')**

- a. Members may build an add-on room based on the following restrictions:
  - i. Add-on rooms must not exceed 320 square feet. Square footage will be calculated based on the **finished outside dimension**. Please take this into account when calculating your framing dimensions. Note that finishing materials such as siding typically add about four inches to each wall dimension; therefore, a 14' x 20' unfinished dimension [280 sq. ft.] would become a finished dimension of 14.33' x 20.33' [291 sq. ft.]. Add-on rooms built prior to 2022 will remain as is unless modifications are done that impact the dimensions of the existing add-on room. Any modifications from 2022 forward must comply.
  - ii. Add-on rooms must not be higher than 11 feet above the RV pad to the highest point except on Trout Drive where add-on rooms are restricted to 14 feet above the RV pad. For lots that have significant elevation changes from north to south, the base elevation is set at midpoint between the two elevations. Add-on rooms built prior to 2022 will remain as is unless modifications are done that impact the overall height of the existing add-on room. Any modifications from 2022 forward must comply.
  - iii. The exterior of the add-on room must be properly finished with appropriate finishing material such as: vinyl or wood siding, stucco, brick or stonework or any combination thereof.
  - iv. Only one add-on room is permitted per lot.
  - v. Add-on rooms cannot be closer than 17 feet from the west lot line, 30 feet from the north lot line, 20 feet from the east lot line and eight feet from the south lot line.
    - i. Soffit overhang is defined as 18 inches from the supporting wall around the entire building, anything greater is considered a covered structure and must fall within the covered structure rules.
  - vi. Materials used for construction must enhance the overall property.
  - vii. All construction must conform to Federal, Provincial, and Municipal building codes.
  - viii. The east exposed floor elevation of the add-on room cannot have more than 2.5 feet of exposed frontage on the east side. Exception: Many TBC lots have significant elevation changes from north to south and east to west. To accommodate these elevation inconsistencies within the park, installing a planter box or other landscaping materials (shrubs, bushes, etc.) along the full width of the add-on room directly in front of the east frontage is permitted. In this instance, the 2.5 feet is measured from the floor height of the add-on room to either the ground or to the installed landscaping as the case may dictate. The intention is to avoid wide unsightly gaps of exposed frontage, therefore landscaping or planters should cover 85% or greater of the frontage width below 2.5 feet from the top of the floor height of the add-on room.



- ix. No wood burning appliances are permitted in any structures. Gas burning appliances are permitted but they must be directly vented out the side of the building and installed by a qualified installer.

**8. MEMBER DECKS**

- a. Members may build a deck with the following restrictions:

- i. Decks must be solid skirted, lattice, or like materials on all exposed sides.
- ii. Decks may not have more than 2.5 feet of exposed frontage on the east side.

Exception: Many TBC lots have significant elevation changes from north to south and east to west. To accommodate these elevation inconsistencies within the park, installing a planter box or other landscaping materials (shrubs, bushes, etc.) along the full width of the deck directly in front of the east frontage is permitted. In this instance, the 2.5 feet is measured from the top of deck to either the ground or to the installed landscaping as the case may dictate. The intention is to avoid wide unsightly gaps of exposed deck frontage, therefore landscaping or planters should cover 85% or greater of the frontage width below 2.5 feet from the top of the deck.

- iii. Decks greater than two feet from the deck surface to the ground height at the highest point must have railings adhering to local building code.
- iv. Stairs greater than two feet in height shall have railings adhering to local building code.

**9. MEMBER STORAGE SHEDS**

- a. Members may build a storage shed on the lot, with the following restrictions:

- i. Sheds cannot exceed 130 square feet. Square footage will be calculated based on the **finished outside dimension**. Please take this into account when calculating your framing dimensions. Note that finishing materials such as siding typically add about four inches to each wall dimension; therefore, a 10' x 12' unfinished dimension [120 sq. ft.] would become a finished dimension of 10.33' x 12.33' [127 sq. ft.]. Sheds built prior to 2022 will remain as is unless modifications are done that impact the dimensions of the existing shed. Any modifications from 2022 forward must comply.
- ii. Sheds cannot be taller than 8.5 feet above the RV pad. For lots that have significant elevation changes from north to south the base elevation is set at midpoint between the two elevations. Sheds built prior to 2022 will remain as is unless modifications are done that impact the overall height of the existing shed. Any modifications from 2022 forward must comply.
- iii. Wooden sheds must be suitably finished with acceptable siding material consistent with the aesthetic of the lot.
- iv. Materials used for construction must enhance the overall property.
- v. Sheds cannot be more than 16 feet from the west lot line.



- vi. Sheds cannot be more than 12 feet from the south lot line.

**10. MEMBER FENCES**

- a. Perimeter fences surrounding member lots are not permitted.

**11. MEMBER PRIVACY WALLS**

- a. Members may build walls with the following restrictions:
  - i. Must be located on the north, south and/or west sides within the building pocket.
  - ii. Must be a minimum of 21 feet from the north property line.
  - iii. Must be constructed on a deck or securely anchored to the ground.
  - iv. Limited to a height of six feet measured from the RV pad surface. Privacy walls built prior to 2022 must adhere to rules and the regulations in place at the time of construction.
  - v. Must be finished with acceptable materials to enhance the overall property.
  - vi. Exceptions may be made for lots on the south and north end of the streets. These potential exceptions will be administered through the permitting process and in collaboration with the Compliance Committee and Board of Directors.

**12. MEMBER LANDSCAPING**

- a. Members may plant trees with the following restrictions:
  - i. Members cannot have more than nine trees per lot. Planting several trees may prevent lawnmower access on the lot. Your lot will not be mowed if there are too many obstructions.
  - ii. Trees cannot be more than 15 feet in height from the RV pad surface.
  - iii. Tree trunks cannot be closer than four feet from the north and south property lines and no closer than five feet from the east property line. An easement agreement may be negotiated with the adjacent lot owner however this easement must be documented and disclosed to potential buyers prior to sale. Trees planted prior to 2022 must adhere to rules and the regulations in place at the time of planting.
  - iv. Trees must be situated on the member's lot to minimize the obstruction of the view from the lots around it.
  - v. Shrubs are not permitted within two feet from the north and south adjoining lot lines and no closer than five feet from the east property line. An easement agreement may be negotiated with the adjacent lot owner however this easement must be documented and disclosed to potential buyers prior to sale. Shrubs planted prior to 2022 must adhere to rules and the regulations in place at the time of planting.
  - vi. Shrubs are limited to six feet in height.



- vii. To allow snow removal to the west side of the roadway, any construction or landscaping done within 15 feet of the east lot line must be of such a nature to allow snow to be piled thereon.

**13. MEMBERSHIP SHARE TRANSFER FEE**

- a. Members choosing to sell their membership (lot) must register the sale with the Park Manager(s) and the Board of Directors to initiate the compliance confirmation process and authorize the membership sale.
- b. A \$3,000.00 share transfer fee will be charged to any member who sells or transfers the membership share associated with a lot. The seller is responsible for paying transfer fees to TBC. This transaction will be administered through the TBC legal counsel as part of the sale transaction with the buyer.
- c. Membership must be in good standing with all membership fees, levies, fines, utilities, etc. paid in full up to the date of lot transfer to the new ownership.
- d. The member's lot must also be compliant with all current TBC Rules and Regulations. Membership sale or transfer will not be permitted with lots in contravention.

**14. MEMBER FIREWOOD**

- a. Members are permitted to store firewood within their lot with the following restrictions:
  - i. Firewood must be stacked neatly to enhance the overall property.
  - ii. Firewood must not be leaned against the green lot fence in any way.
  - iii. Firewood must be stored  $\geq$  10 feet from any open flame.

**15. TBC LANDS, PROPERTY, AND EQUIPMENT**

- a. Member's green fence, power meter, and water pedestal are the property of the TBC.
- b. Community hall (Owls Nest) is available for member use, at the approval of the Park Manager(s). Reservations for private functions must be made with the Park Manager(s) in advance. The rental fee is \$50 per occasion.
- c. Community hall washrooms are cleaned every day and shall be closed during this activity.
- d. TBC parks and playgrounds are for members and guest use. Members shall use these at their own risk and supervise children at play.
- e. All Park Manager(s) buildings (pump house, garages, house, sheds, etc.) are the sole responsibility of the Park Manager(s) and are restricted to members. Members shall not enter, modify, or remove items without the Park Manager's expressed permission.

**16. GUEST CAMPING**

- a. Guest camping is available for members. All guests must abide by the Guest Camping Rules / TBC Rules and Regulations and are the responsibility of the sponsoring member.



Violations may result in expulsion, and/or consequences to the related member including fines, levies and loss of privileges.

- b. Some facilities may be available for guest camping (electrical, potable water, etc.) – see the Park Manager(s) for more information.
- c. Guests will be supplied with the following abbreviated rules upon registration.
  - i. All camping fees must be paid for in advance. No exceptions.
  - ii. Please do not park in the camping area until the Park Manager(s) has assigned you a parking spot.
  - iii. Any vandalism, theft and/or willful damage in the park will result in immediate expulsion. Any disrespectful behavior towards the Park Manager(s) will result in immediate expulsion. The member who signed you in could have their access to the park revoked because of your actions.
  - iv. All traffic in Tranquility Bay is one-way except for Goose Boulevard. The roads are not large enough to accommodate two-way traffic. Please respect the signs.
  - v. Speed Limits are posted throughout the park and must be strictly adhered to.
  - vi. Do not drive across any of the grassed areas. Exception is the day camp area and only as directed by the Park Manager(s).
  - vii. Vehicles, including ATVs, golf carts, motorcycles, etc., are not permitted on the sand in the swimming beach area. The same are not permitted to be used between 11:00 PM and 9:00 AM, except battery operated golf carts. Users of any motorized vehicle (gas or electric) within the park must have, at minimum, a valid Alberta Class 7 operator's license (or equivalent for non-Alberta residents). Unlicensed users must be accompanied by a person with a valid Alberta Class 5 or greater operator's license (or equivalent for non-Alberta residents).
  - viii. Vehicles and trailers cannot be parked in the boat launch area. Day parking is available partly down the hill. For longer stays, parking is available just northeast of the community hall (Owls Nest) at the top of the hill.
  - ix. Pets must be on a leash and controlled. There is an off-leash area in the hay field near the burn pile. Please pick up all droppings left by your pet in any areas of the park. Droppings must be placed in garbage bins.
  - x. Pets are not permitted on the swimming area beach. They are welcome to swim north of the boat launch and south of the swimming beach.
  - xi. The TBC dock is for loading and unloading only. Boats must not be tied to the dock and left there unattended for any length of time. Boats may be tied to the pilings north of the boat launch.
  - xii. When leaving the RV Park, secure your belongings, roll up canopies, etc. as extreme wind gusts are frequent.

**17. WINTER FACILITIES**



- a. While members have access to the TBC property and member lots year-round, TBC is primarily a seasonal park and therefore some facilities and services will be reduced during the off-season (November 1 to April 15).
- b. From November 1 to April 15 of each year, the following seasonal changes will apply:
  - i. The room temperature in the community hall (Owls Nest) will be set between 10-15°C, at the discretion of the Park Manager(s) and/or Board of Directors.
  - ii. Hot water in the community hall (Owls Nest) will not be available.
  - iii. Laundry services will not be available.
- c. It should be noted during periods of heavy snowfall, road access may be impeded and lot access is not guaranteed.
- d. Short stays are permitted at TBC during the off-season however members are not permitted to reside onsite full-time during the off-season. Road access cannot be guaranteed due to weather events and equipment limitations, and emergency access (ambulance, fire, etc.) to member lots may not be practical. Members use the TBC property in the off-season at their own risk.
- e. Members planning to be onsite during the off-season months are asked to contact the Park Manager(s) prior to visiting the park to ensure adequate facility access and services.