



Your Home Away From Home

Oasis Grove RV & Golf Resort Rules and Regulations (V20241023)

PURPOSE:

The purpose of our Rules and Regulations is to provide a safe, secure, convenient, attractive and comfortable environment for all Society Members, Lessees, guests, staff and renters to enjoy.

The following Resort rules and regulations are applicable for all Society Members, Lessees, Renters, all guests, weekend visitors and all other authorized persons.

These rules are subject to change from time to time at the discretion of the Board and pursuant to the By-laws of the Resort.

All persons on the Resort shall comply with all advisory notices regarding, but not limited to, roads, water, sewage, power, other services, access to and use of Common Areas and amenities, or hazardous situations as may be posted on community bulletin boards on the RV Lot or Lands.

PROPERTY ADDRESS: 225021 Range Road 254
Wheatland County, AB, T1P 0T1

CONTACT INFORMATION: Refer to www.OasisGrove360.com website.

EMERGENCIES:

In the event of a Fire, Police or Medical emergency please dial 911 and then contact the Resort Manager at 587-897-5083 immediately.

CONTACT INFORMATION:

It is the responsibility of the Lessee to ensure your contact information is kept current (permanent address, telephone numbers and email addresses).

SALES AND RENTALS:

An updated contact sheet must be submitted to Resort Management (within 5 business days) for all subleases to help keep our contact database accurate. Please ensure new sub-Lessees have a copy of the current Rules and Regulations. Please email oasisgrove360@gmail.com.

Anyone looking to rent or purchase a private or Oasis owned lot must go through a criminal background check including a vulnerable sector check, arranged through Oasis Grove prior to the sale or rental proceeding. Please email oasissalesandrentals@gmail.com.

All members in the Resort must let Oasis Grove Resort Manager or Sales Team know when they are selling their lots to ensure compliance issues within the Resort and County are known and addressed.

No short term rentals (ie Airbnb) are allowed within the resort. Only annual rentals from May 1 to April 30th each year are allowed.

FRIENDS & FAMILY SITES:

Please go to www.Oasisgrove360.com. Under Our Resort, there will be a tab for Friends & Family. Here you will find the rules and process for booking the Friends & Family Sites.



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WINTER CAMPING:

Winter camping is available; however, full time residency is prohibited. The winter season is defined to be between October 1 and April 30 (weather dependent). Fresh water, the laundry room, public washrooms and septic service will not be available during the winter season.

Power will be available for all Lots (upon request). Power will not be left on at Lots that are vacant for more than 12 hours during winter months. Contact the Resort Winter Staff to have your power turned on at 587-897-5083.

Snowmobiles (or any other ATV) are prohibited within the Resort.

Golf carts are not permitted on the golf course during Winter Season.

Access to golf course greens during Winter Season is prohibited.

Access to pond for ice skating is available as posted.

SPEED LIMIT, PARKING, VEHICLES AND RV UNITS:

The speed limit throughout the Resort is 10 KM per hour for all motorized vehicles. Approach all intersections with caution and yield to vehicles on the right. Pedestrians and bicycles always have the right of way.

No vehicle over 5500kg is allowed to be parked anywhere in the resort.

Impaired operation of any vehicle will not be tolerated. Violators will be reported to the RCMP.

No vehicles, including golf carts, shall be parked such that they block roads or driveways, or in any way interfere with another person's use or enjoyment of the Resort. Emergency vehicles must be able to pass through all access roads in the Resort at any time. There is to be no parking or idling of vehicles within 2 feet of a road and no parking allowed in the green space.

No structures on lots are to be used to store vehicles, excluding golf carts.

No inoperable, uninsured or unregistered motorized vehicles shall be kept or stored within the Resort. No road worthy utility, cargo or other trailers are to be stored on Lots or in common parking areas for more than 4 days without authorization from the Resort Manager.

Only one (1) RV is permitted per Lot. No second RV, regardless of ownership, is allowed on the RV Lot at any time. No other form of occupancy is permitted on Lot, except the occasional use of a tent. Campers, Renovated Buses of any kind and Tent Trailers are not allowed in the Resort as a place to reside while in the Resort. All "Move In/Out" require prior notification to be sent to the Resort Phone.

At no time are sheds, gazebos, verandas and/or solariums to be treated as guest quarters.

Motorized vehicles are not permitted on any Resort roadways by minors (under the age of 14) without direct adult supervision. Helmets must be worn if under the age of 18.

No ATV use is permitted within the Resort property.

Bicycles used after dark must have adequate lights and reflectors. It is recommended that anyone



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under the age of 18 year of age wear a helmet if they are riding a bike or are a passenger on a bike.

With the exception of residents privately owned RV's, no heavy rolling machinery may operate in the Resort on weekends, with any exceptions to this rule being at the Resort Manager's discretion.

FIRE REGULATIONS:

Only fires in contained fire pits are allowed that follow the guidelines set for non combustible setback around the fire pit. Fire prevention should be in place and a water bucket ready to use must be close by. Fires must be supervised by an adult at all times and are not to be left unattended. All campfire bans must be complied with. It is the responsibility of all campers to be aware of fire ban status by the Province, County and Oasis Grove. Further information can be found on the www.OasisGrove360.com website.

All lot's should have a minimum of 2 10lb fire extinguishers that are not expired, one inside their RV and one for the lot and other structures.

Burning of household garbage and yard waste is prohibited.

Fireworks on the Resort are prohibited unless approved by application to the Resort Manager and Wheatland County.

The discharge of any weapon using projectiles (gun, crossbow, bow, slingshot, paint ball, etc.) is strictly forbidden on the Resort.

GOLF CARTS:

Golf cart drivers must be a minimum of 14 years of age. Drivers under the age of 14 may operate a golf cart, however, only in the accompaniment of an adult 18 years or older and sitting beside the operator in the cart. Should a youth under 14 be reported as operating a golf cart on Resort property, without an adult 18 years of age or older in the cart, the owner of the cart will receive a warning for a first offense (see Failure to Comply to Rules for second and third offenses).

Non-Resident golf carts are not allowed in the Resort.

All golf carts are required to display their Lot number with a minimum 3" decal located at the rear on both sides of the cart, in a legible font and a contrasting color from the color of their cart. Effective July 1, 2023 Golf carts may not be operated after sunset or before sunrise unless equipped with working headlights and tail lights. Note Flashlights or headlamps, are not allowed to be used as headlights or tail lights.

INSURANCE REQUIREMENTS:

General Liability Insurance with minimum of \$2,000,000 coverage is required on all RV's.

Golf cart insurance coverage is also required. Golf cart coverage can be added to most homeowners or tenant insurance policies.

PETS:

Pets are permitted on all Lots (maximum of 2 on Oasis rental lots). Pets must wear identification tags containing their owners' contact information. All pet owners must have their animal's medical and vaccination records available (upon request).

Pets must always be kept leashed and in control. Owners must immediately clean up their pet's droppings both on their Lot and within the Resort, and it must be disposed of in an appropriate



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garbage container.

The dog park is available year round and all posted rules must be followed including clean up of the pet's droppings.

Consistent, excessive barking or aggressive behavior will not be tolerated. The link to the County Animal Control Bylaws is <https://wheatlandcounty.ca/wp-content/uploads/2020/01/Bylaw-2020-17-Animal-Control-Bylaw-digital-copy.pdf> and can also be found on the www.OasisGrove360.com website.

Pets are not permitted on the beach, in the pond or in the pool enclosure at anytime. Pets can be kept in the shaded area by the trees at the beach if you must bring your pet with you.

NOISE:

Quiet time shall be enforced between the hours of 11:00 p.m. and 9:00 a.m. every day, with the exception of functions organized by the Resort. This includes noise from all vehicles and golf carts. Loud activities during quiet time measuring more than 50dB by the Resort Management will be addressed.

Power tool and equipment operation by Residents should be restricted to between the hours of 9:00 a.m. and 7:00 p.m. every day.

PAVILION / BLUE BUILDING MEETING ROOM:

The Pavilion and Blue Building Meeting Room are available for private bookings through the Resort Manager.

Quiet Time rules apply to all private bookings.

FACILITIES AND AMENITIES:

No resident may operate a personal business on the Resort property without approval from the Board. A business is defined as tendering any service in return for a payment. The business will only be approved if:

- the business activity is not apparent from the exterior of the lot (no visible signs, noise or smells, no clutter- equipment ,materials or supplies).
- owners operating businesses will have the appropriate insurance coverage including liability submitted yearly
- business operations should only operate between 9 AM and 5 PM and not cause excessive noise or disturbances that affect other residents
- the business activity does not place an undue burden on the infrastructure of the resort (ie electrical, water, sewer, etc.)
- the base of business is located outside of the resort
- the business has met all necessary legislation for businesses in the province of AB and Wheatland county
- a waiver signed that the business owner takes full responsibility of any actions that would cause a dispute, injury to themselves or client. They also cannot hold the Resort liable for any wrongdoing created by them.
- No business advertising (i.e., lawn signs) are permitted within the Resort except for professional vehicle decals. Paid advertising space is available on the golf course and on the www.OasisGrove360.com website.

Tents are prohibited in any greenspace or common areas within the Resort.



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No access is allowed on the golf course (people, carts, etc) 1.5 hours after the last available tee time, excluding park sanctioned events. A \$100.00 fine will be incurred per individual per offense.

CHILDREN SUPERVISION:

Parents or guardians will be held responsible for the conduct and safety of the children in their care. Minors must be accompanied by a responsible adult when using the recreational facilities including the Pool and Golf Course.

All minors under 18 (eighteen) years of age are subject to an 11p.m. curfew while in the Resort with the exception of children who are supervised by an adult or during events supervised by Resort Staff.

RESORT SAFETY:

Off-limit areas of the Resort include:

- 1.5m of Southern property fence
- 1.5m of pond at Pump Station (East of horseshoe pits)
- All electrical panels
- Other designated areas identified by signage

To access the golf course you must have a tee time booked or be accompanying someone who does.

Oasis Grove RV & Golf Resort has a Workplace Discrimination, Violence and Harassment Policy and Procedure which can be located on the www.OasisGrove360.com website. This policy and procedure applies to all employees, residents, volunteers and visitors at Oasis Grove.

Oasis Grove RV & Golf Resort will adhere to all regulations as prescribed by OHS legislation. All machinery must be approved by the Resort Management prior to it being used on the resort premises. In all instances a JHA (Job Hazard Assessment) and safety tailgate will be completed prior to any work starting.

SMOKING AND VAPING:

Smoking is not permitted within five metres of the pool, pond, beach, playgrounds, store or sport fields (paved area by playground and horseshoe pits).

ALCOHOL AND DRUG USE:

No person shall be in any public area while intoxicated.

No person shall operate any motorized vehicle, including golf carts, within the Resort while intoxicated.

Cannabis may only be consumed on individual lots and is not permitted in any public areas.

Growing of cannabis is not permitted anywhere on the Resort.

Any illegal drug activity will be reported to the RCMP.

WASTE & RECYCLING:

Lessees must place all refuse in the bins provided and are encouraged to take their recycling home. The bins are clearly marked for properly bagged household waste only. At no time shall any waste be left outside of the bins, including oversized items, bicycles, furniture, etc.



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Yard waste items, recycling, household waste and oversized items and furniture can be taken to the Carseland or Strathmore waste transfer stations operated by Wheatland County. Proof of Lease may be requested.

The beverage can bin should only be used for depositing your empty cans and bottles for the resort to return for refund. The funds raised from this go directly back to the Resort.

All bins are for Resort use only.

SWIMMING POOL/POND:

Refer to posted rules at the pool and the pond.

Parents are responsible for the safety and behavior of their children. Children under 16 years of age must be actively supervised by an adult.

SWIM AT OWN RISK. No lifeguard at pool.

CARE AND MAINTENANCE OF YOUR RV LOT:

Lots must be landscaped (defined as clean and aesthetically appealing), free of any debris (defined as piles of materials, broken and destroyed items, unorganized clutter, unsightly messes, accumulation of branches and piles of cut down weeds and grass). All existing improvements, fixtures and landscaping on the RV Lot shall be in a good state of repair.

For any lot that is not rented out by Oasis Grove, it is the leaseholder's responsibility to incur the cost of a certified tree removal service to remove and trim any trees on their lot.

Leaseholders/renters must not allow grass and weeds to grow any higher than 15cm (6 inches).

As perennial grass, foxtail barley must be controlled on all lots. Mitigation prior to 15cm is critical to prevent seeding and further spread. Lots are therefore required to control foxtail barley before it reaches 8cm (3 inches). Foxtail can pose serious health problems in humans if inhaled as well as being deadly to pets if ingested, and therefore must be controlled.

Landscaping must be maintained and dead or diseased portions must be removed and disposed of properly

All landscaping must be a minimum of 36" (0.91 metres) at maturity from the roadways. Pruning and maintenance of landscaping to maintain this setback is the responsibility of the Lessee

Any landscaping that encroaches on the utility corridor is done at your own risk as it may need to be accessed for service/maintenance by the Resort

All bushes and hedges must be trimmed and maintained to prevent uncontrolled spread / encroachment to roadways and neighbouring RV Lots

BLACK TANKS (Phase 1 - Grove only):

Access to the black tank shall not be obstructed. All holding tank covers **MUST** be well maintained as well as free of any obstacles such as fencing so as not to be a hazard for personnel responsible for pump outs.

Only RV antifreeze is to be used in the Resort.



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Black tanks must be no less than half full during the Winter season to minimize risk of collapse. Lessees will be responsible for all costs related to collapsed tanks resulting from inadequate volume.

Drainage hoses/systems must be kept in good repair.

Pump outs are limited to 3 per calendar year (shared tanks will be considered on a case-by-case basis). Charges for additional pump outs will apply.

GREY WATER (Phase 1 - Grove only):

Grey water shall be disposed of into the grey water tube only and shall not be disposed into the black tank.

Drainage hoses/systems must be kept in good repair.

ELECTRICITY:

Electrical outlets are marked for each Lot. The RV unit is to be plugged into the designated outlet only. Do not disconnect any utilities from another RV Lot.

All electrical panels are to be locked at all times. Unauthorized access is prohibited. Any individual damaging a panel by forced entry will be responsible for the damages.

Air conditioners are significant consumers of power and therefore must be turned off when leaving the Resort for a significant period. Residents of unattended trailers with air conditioners running will be contacted to rectify the situation as soon as possible or their breaker may be shut-off.

Until there is new electrical infrastructure and metering on each lot, electric vehicles are not allowed to be charged in the resort.

Due to high power consumption, hot tubs and saunas are not permitted within the resort.

Each lot is entitled to have one plug in, any additional plugs utilized will result in an additional fee of as per the fee guidelines.

WATER:

Irrigation water will be available during the hours posted on www.OasisGrove360.com website. Watering is strictly restricted to these hours.

Well-water is to be used strictly for consumption only and must not be used for irrigation or other purposes.

LOT IMPROVEMENTS:

All Lot improvements must be temporary. Nothing on the Lot can be fixed in place with anything that penetrates grade, such as spikes etc. Nor can there be any digging to support any structures including fences, decks etc.

All new Lot improvements must be submitted to oasislotimprovement@gmail.com. Lot Improvement Forms are available on the www.OasisGrove360.com website.

The following improvements or modifications require an approved Lot Improvement Form adhering to the guidelines listed below. Any modifications to the lot will require a sign posted issued by the Lot Improvement Committee that indicates the project has been approved until the project is



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completed.

Any variations to the guidelines below will be referred to the Lot Improvement Committee for approval and Wheatland County (as applicable).

- RV Units
 - Minimum of 36" (0.91 metres) from roadways or utility corridor
 - RV Units (including awnings and slides) are not to encroach on neighbouring RV Lots
 - RV skirting must not be permanent and must be in line with an approved colour scheme
 - Removal of all winter enclosures by May long weekend each year
- Decks and Deck Covers
 - Maximum of 24" (0.61 metres) in height above grade
 - Minimum of 36" (0.91 metres) from roadways or property lines
 - Any deck exceeding 25% of the total Lot square footage must be approved by the Lot Improvement Committee
 - A privacy wall can be placed on the front of a deck but can not exceed 8 feet from ground height (for clarification if the deck is 2 ft off the ground then the wall can only be 6 ft tall)
 - Maximum height of deck covers not to exceed 14' (4.27 metres) above the ground
 - All deck covers must utilize engineered roofing materials (ie. Shingles)

Note: All deck coverings or full or partial enclosures require an approved Permit(s) from Wheatland County.
- Sheds (including Shelter Logic style structures)
 - Maximum of 1 shed per Lot
 - Maximum of 100 square feet (9.3 square metres)
 - Maximum height is not to exceed 12 feet (3.66 metres)
 - Minimum of 36" (0.91 metres) from roadways or property lines
- Gazebos, Solariums and other Temporary Structures
 - Minimum of 36" (0.91 metres) from roadways or property lines
 - Maximum of 100 square feet (10' x 10') (9.3 square metres)
 - Tarps are not allowed to be used for shelter or privacy screens
- Tree Removal and Planting of New Trees
 - All tree removals require approval by the Resort Manager
 - All new trees require approval by the Resort Manager or a member of the Operations Team
- Fences
 - Shall be non-permanent. Buried posts, cemented posts and buried anchors are not allowed
 - Maximum height of 60" (1.52 metres) at the back of the lot
 - Maximum height of 36" (0.91 metres) at the sides and front of the lot
 - Minimum of 36" (0.91 metres) from roadways
- Wood Burning Firepits
 - Maximum diameter is 36 inches (0.91 metres)
 - Firepits must be surrounded by a non-combustible material by a minimum of 36" (0.91 metres) on all sides
- Wood Burning Stove
 - a building permit must be obtained, and all caveats of the building permit must be met.
 - a minimum 20lb fire extinguisher must be present and certified on an annual basis



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- WETT inspection must be completed (as a WETT inspection is required for your insurance, you must ensure you get this as often as is required to maintain your insurance).
- a certificate of insurance for your site with the wood burning stove covered must be submitted on an annual basis to oasisgrove360@gmail.com.
- General / Landscaping
 - All paint/stain must be earth tones (no bright colours)
 - No Lot improvement is to encroach on adjacent lots
 - Tree houses are not permitted

It is the Lessee's responsibility to submit the application to the Lot Improvement Committee and receive approval *before* starting any work.

Any Lot improvements that require a Permit(s) from Wheatland County must be approved by the Lot Improvement Committee prior to applying to the County. The Lessee is responsible for all County application fees and must provide a written copy of the approved Permit(s) to the Lot Improvement Committee before starting any work. All accessory structures (ie. sheds, gazebos, etc.) over 100 square feet (9.3 square metres) requires a Wheatland County Development Permit.

The Wheatland County Land Use Bylaw can be found on the County website at <https://wheatlandcounty.ca/wp-content/uploads/2020/01/LUB-2016-01-Approved-20200909-Amendments-FINAL.pdf>. A link is also available on the www.OasisGrove360.com website. Please note that this document is changed throughout the year as amendments are passed by Council, so it is important to consult the document for pertinent information at the time of any application or development.

FAILURE TO COMPLY WITH LOT IMPROVEMENT PROCESS:

In keeping with the Lot Improvement policies listed above, the preferred enforcement resolution is always informal and to the benefit of all aggrieved parties. In situations where this is not possible or desirable, enforcement in the Resort will be accomplished as follows (unless severe infractions require immediate, significant action). Please note this is per lot, if the same lot contravenes the rules a second time, regardless of timeframe, this would be considered a second offense:

1. First Offense – Verbal warning by the Resort. Compliance is required within 72 hours, after which
2. Written warning by the Resort. Once again, compliance is required within 7 Days, after which
3. Written reprimand and Fine of \$500.00 to be paid to Oasis Grove RV & Golf Resort Society within 15 days. Non-payment may result in loss of privileges in the Resort including the restriction of utilities to the offending lot until payment received. Once again, Compliance is required within 14 Days, after which
4. Written reprimand and Fine \$5,000.00 to be paid to Oasis Grove RV & Golf Resort Society within 15 days. Non-payment may result in loss of privileges in the Resort including the restriction of utilities to the offending lot until payment received. Compliance is required within 14 Days, after which
5. Continued non-compliance may result in temporary suspension or permanent removal from the Resort, at the discretion of the Resort and its Board.

FAILURE TO COMPLY TO ALL OTHER RULES:

Any Society Member, Lessee or Guest who refuses to comply by the Rules and Regulations of the



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Oasis Grove RV & Golf Resort will be subject to a fine and/or loss of privileges, loss of Society Membership, and temporary or permanent expulsion from the Resort.

The Lessee is wholly responsible for any fines resulting from non-compliance with Wheatland County Bylaws.

As per the Workplace Discrimination, Violence and Harassment Policy and Procedures, physical abuse, profanity, abusive language and other unacceptable conduct toward Resort staff or any other persons within the Resort is prohibited and may result in penalties up to and including permanent expulsion from the Resort.

In keeping with the general good neighbour policies listed in the document, the preferred enforcement resolution is always informal and to the benefit of all aggrieved parties. In situations where this is not possible or desirable, enforcement in the Resort will be accomplished as follows (unless severe infractions require immediate, significant action). Note the same lot and the same contravention of the rules per season, would move up to step 2, etc:

1. First Offense – Verbal warning by the Resort
2. Second Offense – Written warning by the Resort
3. Third Offense – Written reprimand and Fine of \$500.00 to be paid to Oasis Grove RV & Golf Resort Society within 15 days. Non-payment may result in loss of privileges in the Resort including the restriction of utilities to the offending lot until payment received.
4. Offenses after Third Offence – Fines will be imposed for further offences \$5,000.00 to be paid to Oasis Grove RV & Golf Resort Society within 15 days. Non-payment may result in loss of privileges in the Resort including the restriction of utilities to the offending lot until payment received.
5. Continued offenses may result in temporary suspensions or permanent removal from the Resort at the discretion of the Resort and its Board.

APPEALS:

Appeals for enforcement of any rules or Lot Improvement Committee decisions must be presented in writing to the Board Chair within 14 days of the decision/infraction and include the following:

- Name of applicant
- Name of leaseholder
- Lot Number
- Phone Number
- Email address
- \$50 appeal fee (payable to Oasis Grove RV & Golf Resort Society)
- Description of what is being appealed
- Reason for or support for appeal
- Pertinent supporting documentation (ie. drawings, photos, etc.)

This document may be reviewed and/or amended at any time.