LAKEWOOD
GOLF RESORT

RESIDENT HANDBOOK

VILLAGE

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RENTAL AGREEMENT TERMS

All Residents must have a signed rental agreement on file.

- Excessive noise and loud music must be kept to a minimum. Quiet time is midnight!
- Children are not allowed to drive a power cart in the Parks unless they have a valid driver's license, or they are accompanied by an adult with a valid driver's license.
- Residents are responsible for the actions of their children and guests.
- Guests are not allowed to park their RV units or trailers in the Park.
- No trees can be removed without permission.
- No leaves or branches in the garbage bin. Put all yard waste in bags and place in front of your site for pickup. No off-site garbage to be placed in or by the garbage bins. It must be taken to the landfill site.
- Pets must always be attended to, cleaned up after and on a leash when off your site.
- All construction must be approved by Lakewood Golf Resort.
- All paint and stain colors must be approved by Lakewood Golf Resort.
- No construction before 8:00 a.m. or after 8:00 p.m.
- Storage sheds are to be a maximum of 100 sq. feet and only one shed per site is allowed.
- Boats and or utility trailers cannot be stored at sites or the golf course parking lot.

- The grass in the parking area is mowed every Wednesday from 7:30am – 9:30am, please make sure your vehicles are moved out of this area during that time.
- All deposits are non-refundable.
- Short term sub-leasing or utilizing Airbnb, VRBO or similar sites to rent out your unit for daily, weekly or monthly use is not permitted.
- A $1500.00 transfer fee is payable to Lakewood Golf Resort if the resident chooses to sell their on-site belongings (such as trailer, shed, deck or any addition they have added) and transfers the site to another lessee. All transfers must first be approved by Lakewood Golf Resort through the submission of a "Transfer Request Form". The buyer will not be able to take possession until approval has been granted and the transfer fee paid in full.
- Lakewood Golf Resort Ltd. is not responsible for any damage or theft to trailers and or contents.
- Lakewood Golf Resort Ltd. reserves the right to terminate this lease at our discretion.

GOLF CART GUIDELINES & REQUIREMENTS

- Every golf cart owned and/or used by a resident in the Lakewood Parks must be registered with the Lakewood Office. Registration forms can be found on our website under “RV Parks”.
- Cart Registration is $15.00.
- Decals with the Park and Site # will be provided by Lakewood after registering. Decals must be displayed on both sides of the cart and must remain visible at all times.
- All golf carts must have headlights.
- Speed Limit in the Parks is 15km/hr. *Slower around corners*
- Observe all road signs.
- Children are not allowed to drive a power cart in the Parks unless they have a valid driver’s license, or they are accompanied by an adult with a valid driver’s license.
- Golf cart owner(s) assumes full responsibility for all damages done or fines incurred by anyone driving their cart.
- Lakewood Golf Resort Ltd. reserves the right to terminate a golf cart registration at our discretion.

FINES & PENALTIES FOR MISCONDUCT

There will be consequences for those who choose to repeatedly disregard and go against the regulations and agreements set out by Lakewood. **ie. golf cart use, noise, pets etc.**

- If Management is required 3 isolated times to speak with the same resident a fine of $200 will be issued and charged to their account.
- If Management is required 4 isolated times to speak with the same resident a fine of $500 will be issued and charged to their account.
- If Management is required 5 isolated times to speak with the same resident, the lease will be terminated.
- Management holds the right to terminate a lease at any time.

POWER USAGE BEST PRACTICES

Document Your Meter Reading at the Start and End of Season

Take a photo or make a note of your meter reading at the beginning and end of each season. Having your own documented meter readings will allow you to compare your numbers against ours when you receive your power bill at the end of each season.

Check your Meter Monthly

Make it a habit to read your meter monthly to monitor your power usage. Be aware of how much power you're using month to month so if anything seems abnormal you can investigate.

Take the Onus

It is your responsibility to use the amount of power you're willing to pay for. Lakewood does not take responsibility for your usage.

Important for you to Know

• During the winter months security lights will be plugged in to certain sites where the resident's trailer is unplugged. Upon unplugging the security lights in the Spring, we take a meter reading, and this is the new starting reading for that site for the coming season.

• Lakewood does not increase the cost per kWh for our residents in order to make profits. We are only recouping electricity costs that we've already been charged by the electricity provider. For this reason, electricity charges cannot be negotiated.

USE OF PARK DUMPSTERS

Dumpsters are provided at the Park for regular household garbage.

No large miscellaneous items are to be put in or around the dumpsters. ie. appliances, lawn chairs, mattresses etc. These sorts of items need to be taken to the Waste Transfer Site which is located conveniently close to Lakewood. (Across HWY 11A on RR 12).

Leaves or yard trimmings can be bagged and placed beside our dumpsters (not touching the dumpsters). There should never be anything left beside the dumpster other than leaves/yard trimmings.

Cameras are installed at the dumpsters. Any prohibited items that are put at the dumpsters will be returned to your site with possible charges.

SITE DEVELOPMENT & CONSTRUCTION

ALL SITE DEVELOPMENT & CONSTRUCTION REQUIRES PRIOR APPROVAL FROM LAKEWOOD.
SOME PROJECTS ALSO REQUIRE BUILDING AND DEVELOPMENT PERMITS FROM RED DEER COUNTY.

PROJECTS THAT REQUIRE APPROVAL FROM LAKEWOOD:

- Fences
- Sheds (including pre-built)
- Gazebos
- Decks below 2ft
- Tree Removal
- Shrubbery Clearing

PROJECTS THAT REQUIRE APPROVAL FROM LAKEWOOD AS WELL AS BUILDING AND DEVELOPMENT PERMITS FROM RED DEER COUNTY:

- Decks above 2ft
- Additions
- Deck & Roof Coverings

APPLICATION PROCESS:

1. Find an Application form with a full list of construction guidelines on our website under RV Parks, at the bottom of the web page.

2. Submit completed application form and site drawing to ben@lakewoodgolf.ca or label "Attn: Ben" and drop off at the proshop or clubhouse office.

3. Once you've received approval from Lakewood you can proceed with applying for your Permits from the County (if applicable). Contact the Planning and Development department at Red Deer County to inquire about their application process, fees etc. (403) 350-2170 · www.rdcounty.ca

4. Submit copies of your RD County Permits to ben@lakewoodgolf.ca

FEES & PAYMENTS

Yearly Fees

Yearly Fees are invoiced via email in April.

Yearly site fees are due May 1st

- 9 Month Payment Plan Available – Jan to Sept

There are no additional costs to be on a payment plan.

Submit Authorization Form on Website to opt-in.

Power Bills & Deposits

Power Bills and Deposits are invoiced via email at the end of each season. (Early/Mid November)

Deposits will be charged to hold your site for the following year. Deposits are non-refundable and will go towards your site fees for the following year.

- 3 Month Payment Plan Available – Oct to Dec

Payment Methods

Payment Plans – Authorization Form on Website.
Cash – Accepted at the Proshop.
Credit Card – Call or Come in to the Proshop.
E-Transfer – office@lakewoodgolf.ca
Online Resident Account – Log in to Pay Online.
Cheque – Accepted at Proshop or via Mail.

CONTACT US

Lakewood Golf Resort Ltd.

Proshop- (403) 887–2477 ext. 1

Restaurant & Office- (403) 887–2477 ext. 3

Website- www.lakewoodgolfresort.ca

CPGA Golf Pro Scott Bergdahl- scott@lakewoodgolf.ca

Mailing Address- Box 9078 Sylvan Lake, AB T4S 1S6

Physical Address- 1231 TWP RD 391, Red Deer County, AB

Harold Tracinski - (403) 540-0120

- Move In/Move Out/New Units
- Site Transfers
- Maintenance Concerns

Ben Carruthers – ben@lakewoodgolf.ca · (587) 877-8838

- Construction Applications
- Complaints/Reports
- Maintenance Concerns

Stephanie Graber – stephanie@lakewoodgolf.ca · (403) 887-2477 ext. 3

- Payment Plans
- Rental Agreements, Cart Registrations
- Other Inquiries

Danielle Carruthers – office@lakewoodgolf.ca · (403) 887-2477 ext. 3

- Invoicing/Statements
- Gate System

THANK YOU FOR DOING YOUR PART IN MAKING LAKEWOOD A GREAT PLACE TO VISIT AND LIVE!

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LAKEWOOD GOLF RESORT