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NEW OWNER'S KIT

(updated March 2011 and approved at Apr/30/2011 AGM,

minor corrections Apr/2014

2014 Board removed, header updated Jun/2017)

WELCOME TO PARADISE PARK

Congratulations on becoming an owner at Paradise RV Park, in Osoyoos, British Columbia. Whether this will be your full-time, or part-time home, or merely a seasonal site where you enjoy our special style of relaxed living, you will have questions on your purchase and investment. This kit is prepared to introduce you to the park and provide a few guidelines, which we hope, will make your stay more comfortable and enjoyable.

Paradise Park is a self-managed facility. The Park directors volunteer their time to facilitate the daily operations of the Park but depend on the contributions of the individual owners to support the various Park projects and social committee activities. The Park enjoys a diverse membership and the various talents of the owners help keep the Park running smoothly, minimizing annual costs. A 'good neighbour outlook' has been intrinsic in maintaining a friendly atmosphere which we have found to be uniquely ours.

A BRIEF HISTORY

Originally Cummings Campground, Paradise Park was a campsite for many years. In 1989, developers retained the name, but redesigned the park, laying out 69 lots, which were sold on a 200-year lease. In 1995, the lessees recognized the benefits of ownership and instructed their Board of Directors to enter into negotiations to buy the Park's common property then owned by Bob and Joyce Midgely. A sale price of \$345,000.00 was agreed upon, and the lessees each contribute \$5,000.00 toward this purchase. More than 2/3 of the lot owners complied and the Bank of Montreal carried a mortgage on the balance. The mortgage was paid off in the summer of 1997.

Paradise Park RV RESORT

While our original 200-year lease (or the balance remaining on it) continues to be valid, we are now in fact, leasing from ourselves (the Owners). The owning body of Paradise Park is “Paradise Park Lessees Association (Osoyoos)”, a non-profit organization registered with the Society Act of British Columbia. As required by the Society Act, the Paradise Park Lessees Association has bylaws which they comply to. In addition the Park has Rules and Regulations that the owners and their guests are expected to adhere to. The membership fee, which is included in the price of your lot, is \$5,000.00 and dues are \$5.00 per year. There is an annual owner maintenance fee to cover taxes, and common area operating and maintenance costs.

WHAT OWNERSHIP MEANS

As an owner you are of course entitled to exclusive use of your lot.

As owners, we hold title to the Paradise Park Property including all the common areas in the Park:

1. Roads
2. Swimming pool and patio including tables and chairs. The patio is the usual location of Park barbecues, breakfasts and potluck suppers, etc. throughout the season.
3. Beach and play ground equipment on it. Also, common areas along the beachfront on the bay. This includes the grassy portions between the property lines of individual waterfront lots and the beach. Several benches and picnic tables are situated in these areas for your use and enjoyment.
4. Dock
5. Main building at the gate including the house on the upper level. The house is rented providing revenue for the Park. The lower level of the main building houses:
 - a) Year-round bathrooms
 - b) Year-round laundry facilities
 - c) Workshop
 - d) Ice machine
 - e) Storage area for tools, mowers, etc.
 - f) Office for the use of the Park’s Directors
 - g) Kitchen equipped with a full-size stove, cupboards and sink
 - h) Clubhouse room for Park owners to enjoy, social events, get-togethers, jigsaw puzzle, checkerboards, a rotating library, and conversation are all available to you
6. The auxiliary service building contains:
 - a) Seasonal washrooms and laundry that are open during the summer months. Water to this building is turned off and lines drained from the end of October May. The same key fits both the main building and this location.
7. Sprinkler system to common areas as well as lots with grass
8. Recycle sheds for bottles, cans and cardboard

Paradise Park RV RESORT

GOOD NEIGHBOUR

Maintaining a friendly and enjoyable Park is everyone's role. Please be considerate of your neighbour and the Park's common area. The Park relies on the owners to watch out for each other from a security and safety perspective.

PARK AESTHETICS

The owners take pride in maintaining their lot and trailer and therefore keeping the entire Park aesthetically pleasing is a priority. It is recognized that the majority of the owners are seasonal and do winterize their lot/trailer in the off season.

CHANGES TO YOUR LOT

Of course you will want to put your own stamp of individuality on your lot, and changes to your part of Paradise Park are expected. However, in order to keep a tidy and pleasing appearance, a few standard guidelines have been put in place:

- Units should be parked 1.5 feet from all site boundaries
- Lots should be pavement and grass (no concrete)
- Trees planted on boundary lines should be trimmed and maintained to a maximum height of 6 feet
- Before cutting down any tree on your lot, consult the Board of Directors
- Changes to your site are to be presented to the Board of Directors for approval before work begins. An application form for alterations or additions is to be completed and submitted as detailed in our "**Rules and Regulations**" re **Site Changes and Alterations**". The Board of Directors moves quickly on this, and therefore, your plans should not be delayed.

TOOLS

The Park maintains a fairly well equipped "**tool shop**" in the main building. The ladders, garden tools, lawn mowers, wheelbarrow, etc. are available for you to use in the Park. Please **record items borrowed** on "**sign-out**" form in the tool shop. Please return items when you are through using them.

GARBAGE

There are two large garbage bins, one for "household" garbage and one for "green" recyclable, in the enclosed area in front of the auxiliary building in the centre of the park. It is important to ensure that only leaves, branches, and dirt go into the green bin. No hazardous wastes are to be put in these bins (ie. paint, car batteries, propane tanks, etc)

RECYCLE

Your co-operation is appreciated.

- Returnable beer, wine, water and pop cans/bottles (i.e. those on which a deposit has been paid) can be placed in the 1st recycle shed on the beach path. The "**Social Committee**" in the Park collects and recycles these items and the proceeds going into a successful "**Social Fund**". This fund provides for various park activities including barbecues and birthday cakes
- Cardboard must also be recycled and is to be placed in the 2nd recycle shed on the beach path.

Paradise Park RV RESORT

Please sort and place neatly your recycle items in these sheds.

BOARD BUSINESS

The Minutes of Board Meetings, the Annual General meeting (AGM) and any other Park Business are posted on the “**Bulletin Board**” inside the clubhouse. Please read this material and ask questions or make suggestions.

LOTS FOR SALE

While you have just purchased your lot and are not likely to want to resell it, a facility is available for posting “**For Sale**” properties. Just to the right of the main entrance to the clubhouse, is a secure, weatherproof bulletin board. Owners of “**For Sale**” properties within the Park may post the pertinent information regarding their site at this location.

LOT RENTAL OR LENDING

Owners sometimes lend or rent their lot or RV out. Prior to the guests or renters arriving the owner is to complete the “Assignment of Guest Privileges and Registration” form and submit it to the Park’s office. It is the owners’ responsibility to inform and ensure their guests or renters follow the Park’s rules.

MESSAGE BOARD

An outdoor memo board on the left side of the clubhouse entrance is maintained during the summer months. Park events will be posted on this board.

PARK MEETINGS

The Annual General Meeting (AGM) for Owners (Lessees) is held on the last Saturday of April.

NEWSLETTER:

A Newsletter is prepared at various times throughout the year and is sent to each owner, bringing everyone up-to-date on Park projects and activities.

ELECTRICITY

Each site has its own electric meter.

- Meters are read once a year (Jan/Feb), and the owner is billed for the amount of electricity used at that site
- The current rate is .08500 cents per kilowatt

CABLEVISION

Each lot has cable television, with more than 30 channels available on the “**Value**” package through Personna Communications in Edmonton. This service is included in our annual operating costs.

Paradise Park RV RESORT

INTERNET

High speed wireless internet access is available in the park. The wireless system is located at the main building but has access points at various locations in the Park. (see detailed sheet for login passwords and procedures)

LAWN SERVICE

During the summer months the park employs a weekly lawn service. Thursday morning is lawn cutting and it is the owners' responsibility to ensure their grass area is clear for cutting.

COMMON PROPERTY- CHANGES/ADDITIONS/REPAIRS

All electrical, plumbing and sewer problems for Park's common property are to be reported to one of the Directors. Generally, the appropriate contractor will be called to investigate and complete the necessary repairs. An owner is not to repair common property problems without specific instruction from a Director.

Changes and additions to common property areas including the beach also require Director approval and possibly owner approval at the Annual General Meeting.

VOLUNTEERS

Volunteers accomplish much of the work in the Park. We are fortunate to have people who are not only willing and able to work, but who also have various areas of expertise. Their experience in specialized fields allows us to save a great deal of money. You are welcome to participate in the various work parties or projects. Your involvement will be greatly appreciated.

PARK SECURITY

- During the summer season, the park gates are opened 24 hours a day
- During the winter months, the permanent year-round residents in the Park provide an excellent security back up, and we are grateful that they accept this responsibility.

PARKING

Visitors to the Park should park their vehicles on the **frontage** road in front of the RV Park. For emergency access it is essential that the **roadways** be kept **clear** and **open**.

Call on us with any questions you may have and join us at the various upcoming Park social events.

EMERGENCY CONTACTS/KEYS

It is optional but your emergency contacts list or spare trailer keys can be securely kept in the Park's office for you.

SUGGESTION/COMPLAINT

In order for the Directors to appropriately address suggestions/complaints owners are requested to provide them in writing on the 'Suggestion/Complaint' form and either give them to a Director or put them in the suggestion box located in the clubhouse.

Paradise Park RV RESORT

PARADISE PARK BOARD OF DIRECTORS

See: <https://www.paradisepark.ca/about/board-of-directors> for a current list of Board members.

Social Committee Director-Cecile Bonneville (Lot#58)

Related Documents

- Park Bylaws
- Park Rules and Regulations including Site Changes and Alterations Procedures and Park Orientation
- Garbage and Recycling
- Internet
- Owners Certificate
- Suggestion/Complaints
- Assignment of Guest Privileges and Registration