

---

## FIREFLY & FIDDLE RV RESORT

### LEASE AGREEMENT & PARK RULES 2026

The Annual Lease is a 12 month lease at **\$3340** +GST (based on 5 month season and 7 month RV storage). This rate includes water, septic, power and access to all amenities. There is also a **\$80.00** per site Local Improvement Levy for the paving of Range Road 11 south of Highway 13.

The following Rules & Regulations have been put in place to enhance your experience at Firefly & Fiddle RV Resort. They are meant to maximize everybody's enjoyment of our facility. Enjoy your stay!

Please be kind and Respect the Regulations. Read signage and ask for clarifications when needed.

**ALL lease holders must complete and submit the Lease Agreement on Page 7 by May 30, 2026 !!!**

#### A. General Rules

1. Management reserves the right to terminate occupancy, should the tenant not comply with the Park Rules.
2. Park power is on from May 1 until Thanksgiving Long Weekend. Water/sewer provided prior to May long weekend (ground frost permitting) until first week of October. In the fall, water lines may be blown out earlier if temperatures -5 C or colder are predicted.
3. All seasonal fees due on date of renewal. RV Site fees that are delinquent will incur a penalty of **\$80.00** per week. After 6 weeks the site will be considered abandoned and the RV unit moved to storage at \$25 per day.
4. If you are not renewing please notify Park Management. If leaving before the end of term the lease will be pro rated and remaining balance returned.
5. Swimming Pool: Children under 12 years of age must be accompanied by an adult. **Never swim alone.** Pool is open from early June to September 12. See "Swimming Pool Rules" at the concession.
6. No private fireworks or use of firearms allowed under any circumstances.

#### B. Sites

1. A maximum of 2 licensed, plated and insured vehicles may be brought to the park. All vehicles must be in good state of repair not leaking oil, anti-freeze or other contaminants. Each site has space sufficient for one vehicle; if a second vehicle is needed it shall not obstruct the neighbour's parking. Park it in one of the common areas. At this time we do not permit the charging of electric automobiles at the park. We are investigating the costs involved with installing charging pedestals in the future.

#### RV PARK AMENITIES

Playground (2)  
Golf Course Access  
Volleyball  
Heated Swimming Pool  
Washroom/Showers  
Horseshoe Pits  
Pickle Ball  
Concession Store  
Frisbee Golf  
Basketball Court  
Animal Viewing Area  
Biking/walking Trails  
No Security Deposit  
Sewer Pump outs Included  
Boat Storage - No charge  
Year Round Access

Customize your site! No fees  
for additional shed/patio/  
gazebos

Each Site is supplied with:  
30 Amp power  
Water  
Sewer  
Fire Pit  
Picnic table

2. Maximum of 4 adults and 6 children under the age of 18, or a single family of parents and their children living at the same address, are permitted on each site. This does not include guests of the site holder. Guests may be friends or extended family staying at the site for a short term duration of up to a week. If longer than please obtain approval from management.
3. All sites are for one RV only. Occupants are permitted to have wood sheds, gazebos, patios and other chattels.
4. One tent is allowed per site for dependent children only, unless approval received from Park Management.
5. COVERED DECKS: County of Wetaskiwin considers a covered deck a taxable enclosure. Covered decks at Firefly & Fiddle RV Resort will be charged **\$200.00** per season to cover the tax liability. This change in policy by the County occurred in the 2021 tax year.
6. ABSOLUTELY NO cutting of trees allowed except by explicit permission from Park Management. Please do not remove or damage lawn, shade trees or shrubbery on the property. The occupant shall be held responsible for said damage.
  1. Lighting: Site illumination exterior to the RV unit shall be by using solar lighting if possible. LED lighting on a timer is also permissible. **Absolutely no exterior incandescent lighting permitted.**
7. The Occupant, their family and guests, shall maintain the RV, and any site improvements in a clean and tidy condition. Do not allow any refuse, garbage or other objectionable material to accumulate around the property.
8. 2nd Fridge: There is a **\$50.00** charge for each additional fridge or freezer on the site. Use outdoor electrical cords for connections only. **Old, non-energy efficient fridges are not allowed under any circumstances.**
9. The resort operates on well water; conservation of water is very important. Normal use of water is permitted unless we are in a drought, then water restrictions will be posted in the park and on the website.
10. Please ensure heavy electrical consumption devices such as air conditioners are turned off when away from the site for golfing or extended periods. This is a huge waste of electricity. Keeping the electrical usage reasonable helps us keep the yearly seasonal rates reasonable and avoids us having to change to an electricity pay as you go system. **No electric heaters allowed of any sort: major fire hazard!**
11. Periodic inspections of sites will be performed during the season by park personnel to ensure compliance of site rules.

### **C. RV Units and Sales**

1. All trailers must be approved by management before entering the park. The park will only accept trailers/motorhomes **12 years of age or newer** to enter. Existing older trailers are permitted to stay in the park if in good condition and upkeep, as well as pass all safety requirements including plumbing, propane and electrical. Management reserves the right to have a trailer removed, at the owner's expense, should the trailer not meet these requirements.
2. Site lease holders may advertise their lot, contents and/or RV unit for sale in the following manner with approval from management before doing so: a) Small to medium size signage posted at the site, b) On the Firefly & Fiddle community Facebook page, c) On the bulletin board at the Concession/Office.
3. The site lease holder shall not sell the improvements for more than the actual cost incurred by him/her. The site improvements shall be the cost of materials plus a reasonable rate for labor incurred but not a markup to be added for the right to the site.
4. Prior to **advertising** a Lease Transfer Sale the lease holder must contact management. We have an application process for resort entry and any potential new camper must meet criteria set forth by management **PRIOR** to a sale being transacted.

5. After a sale is transacted a Bill of Sale must be presented to management as part of the approval process.
6. All trailers/motorhomes must have working carbon monoxide, smoke detection alarms and **electrical surge protection**.
7. Management reserves the right to enter an RV site for purpose of inspection to verify safety code compliance at any time. This would not occur without reasonable cause.

#### **D. Site Improvements**

1. Construction or improvements of any kind to the trailer or the campsite must have prior approval on management. Absolutely no cabin or cottage style dwellings, bunk houses, Arizona rooms, covered decks, carports or oversized sheds permitted.
2. Due to below ground service, digging or placing of stakes are not permitted without prior approval.
3. All decks must be built on deck blocks (floating) and built in sections that can be easily moved if necessary. All decks, gazebos, sheds, etc...must conform to building code standards. All decks must have a railing if accessed by more than one step.
4. Covered decks: subject to **\$200.00 per year** additional charge as per County of Wetaskiwin tax rates.
5. Sheds: to be used for storage purposes only. Shed may not exceed 50 square feet and plastic/composite construction only.
6. Dead or dying trees removed from site at occupants expense and with management approval. Firefly & Fiddle cannot obtain insurance for tree cutting.
7. Additional gravel or aggregate is permissible and can be brought in via 3rd party or through Firefly & Fiddle.
8. Fencing is discouraged at Firefly & Fiddle RV Resort. It tends to detract from the beauty of the natural terrain as well as the feeling of openness and community that we want to build in our Park. Certain areas need some fencing due to nearness of approaching vehicles and this is the biggest consideration in requests for fencing. Any fencing proposals must be approved by park management.

#### **E. Insurance - RV and Golf Carts**

1. Management will not be responsible for accidents, injuries or loss of property by fire, theft, wind, floods, falling trees, or other natural acts. The golf cart owner is responsible at all times for the supervision of their golf cart.
2. Only 1 golf cart is permitted per site. A second golf cart may be allowed with management consent.
3. All golf cart occupants **MUST** be seated at all times. No more passengers than there are seats on the cart.
4. Site occupant responsible to provide proof of RV property insurance. **No need to provide each year unless your coverage changes**. The occupant will at all times maintain sufficient insurance to replace their assets within the park, together with liability insurance that is appropriate to cover his/her public liability risk during the Term of the Lease or any renewals thereof. The site occupant releases the Owner from any claims arising as a result of loss or damage to the occupant's goods, assets or improvements.
5. Proof of golf cart liability insurance must be provided. Golf carts are to have the **Site Number affixed to both sides** of the vehicle and be easily legible.

6. Golf carts are not to be operated after dusk unless properly equipped with headlights and taillights. Reckless use of golf cart is prohibited. If reckless use is observed, management will follow up with the golf cart owner, which may result in the golf cart not being allowed on the property.
7. Golf carts are for travelling to and from the golf course and mobility purposes. **Golf carts may be operated with a valid motorized vehicle driver's licence only and the operator must be a minimum of 16 years of age.** Driver's licence must be maintained on the golf cart and produced if requested.
8. Golf cart drivers must drive responsibly by following rules for speed, right of way, driving after dusk without proper lighting, etc... Absolutely no driving on Range Road 11 will be tolerated. Enforcement of rules will be by designated park staff. Fines for infractions: **\$100.00** (to go to the annual Canada Day fireworks fund) or loss of use of cart in the park for a time period. Subsequent infractions may result in the cart being banned from the park by management.

## **F. Septic System**

1. VERY IMPORTANT: The septic system may only be used for human waste, toilet paper and typical wash water. Women's feminine products, diapers, food and other trash must be disposed of in the garbage. If you have any questions about personal waster disposal please inquire with management.
2. Bleach, toxic cleaners or anti-bacterial products are prohibited from being put into the sewer system. These chemicals destroy the active enzymes and bacteria of the system. Only approved cleaning and tank additives may be used.
3. Seasonal campers who get their tanks emptied by the honey wagon, please remember to keep your grey water at least half full to clean out the sewer hose. Sewer emptying more than once a week will be result in a \$30.00 charge.
4. Seasonal campers with sewer hookups: do not leave your tank valves open. Wait until tanks are reasonably full and then empty. Failure to do so may cause your sewer line to plug. Any lines that require a plumber to unplug will be at your expense.

## **G. Fires**

1. No open fires permitted on the campsite, except in designated areas, ie. fire pits. The Occupant, their family and guests are responsible to ensure that the fire is under control at all times and that such fire is fully extinguished after each use.
2. In case of drought, Management will follow actions of the county and enforce a fire ban which will be posted in the park on social media. Management reserves the right to independently implement a fire ban based on judgement of the risk.
3. Do not move fire pits and rings without management approval.

## **H. Guests/Children/Adolescents**

1. Anyone under the age of eighteen is not permitted to be left in the park for prolonged absences day or night without parental supervision.
2. Children under 12 using any of the recreational facilities or equipment should be supervised by an adult. Park Management does not supervise pool or playgrounds. All children using the pool need adult supervision.

3. The Site Occupant is responsible at all times for the supervision, conduct and behaviour of any guests, children or teenagers on the site and as well as on all Park property. All rules and conditions are applicable to both Occupants and their guests or children.

## **I. Pets and Wildlife**

1. Please do not feed the wildlife....This includes birds as the seeds attract rodents. The following types of bird feeders are permissible:
  - Humming bird water feeders
  - Bird feeders designed for suet blocks
  - D Bird feeder with squirrel blocker and no sunflower seed feed (grain feed)
2. Only non-aggressive pets are permitted and Park Management reserves the right to refuse entry to large or aggressive dogs.
3. All pets shall be leashed and supervised at all times.
4. Excessive barking will not be tolerated.
5. Pets are not permitted in pool area, sundeck, washrooms or playgrounds
6. No chaining, caging or tethering of a pet outside of the RV when the occupant is not on the site.
7. It is the Occupant's responsibility to care properly for any pet and to clean and restore any areas of the resort where mess or damage has occurred. The "stoop and scoop" rule applies and must be disposed of properly in a plastic bag and into the garbage dumpster.

## **J. Motorized Recreational Vehicles**

1. Off road motorcycles, mini-bikes, all-terrain vehicles, quads and similar vehicles are not permitted to be operated in the park.

## **K. Courtesy and Safety**

1. Bicycles are only permitted on designated trails and roadways within the resort. Bicycles must be ridden slowly and bike riders must exercise care and control at all times. Bike riding is not permitted after dusk unless properly equipped (light).
2. If under eighteen a bicycle helmet is required by law on any public road.
3. All alcohol or legal recreational substances must be consumed at personal site ONLY. Consideration and respect for your neighbours enjoyment of their site is critical. Management will intercede with unacceptable behaviour causing issues with neighbouring sites.
4. All motorists and vehicles must observe all traffic (STOP, YIELD, SPEED) signage posted. **Non-compliance with this safety item will not be tolerated.**
5. Quiet Enjoyment: No occupant shall create noise or nuisance that disturbs the comfort or quiet enjoyment of any other occupant or guest of the resort. Noise must be kept to an absolute minimum outside of the RV unit between 11:00 PM and

7:00 AM. Please operate lawn mowers and other noisy equipment after 8:00 AM. If necessary, management may begin working earlier and unfortunately may create some noise but will try to keep the inconvenience to a minimum.

#### **L. Garbage and Leaves/Branches Disposal**

1. Bag all garbage. If it does not fit in a garbage bags then take it home with you for disposal. Do not put large items beside the dumpsters.
2. Dumpsters are for household garbage only. Do not dispose of electronics, appliances, furniture, etc.. In the dumpsters.
3. **FLATTEN ALL CARDBOARD BOXES** before disposing of them so they do not take up unnecessary space.
4. Garbage dumpsters are under 24 hour video surveillance.
5. Nothing is to be taken to the burn pile in the field without permission from management. Burn pile is for branches only and not lumber or garbage of any type.
6. **Do not dispose of any leaves, branches or ashes from fire pits in the bush.** Let ashes cool down and place them in garbage bags and dispose of them in the dumpster. Leaves are to be bagged in **clear bags only** and placed in front of your site for pickup.
7. Please read and obey the signs located next to the A1 Waste Management dumpsters.

#### **M. Breach of Rules and Regulations**

1. If the Site Occupant or his/her guests breach any provision of this Lease, including any of the Park Rules & Regulations, management may, in its sole discretion, terminate the Lease Agreement providing written notice to the Occupant by mail or direct deliver to the site. The notice shall be deemed to have been served 5 days following the mailing or delivery.
2. If management terminates the Lease Agreement the occupant shall remove the RV and any chattels within 5 days of receipt of the termination notice. With management's permission any site improvements may be sold by the occupant within 30 days. If the chattels are to be removed by the occupant then the site must be restored to its natural ground state.

## 2026 FIREFLY & FIDDLE RV RESORT CONTRACT

**BETWEEN:** Firefly & Fiddle RV Resort - a subsidiary of Firefly and Fiddle RV Resort Inc. (The "Owner")

**-AND -**

Name: \_\_\_\_\_

(Site Occupant: hereinafter the "Occupant") #1

Name: \_\_\_\_\_

(Site Occupant: hereinafter the "Occupant") #2

Phone Primary: \_\_\_\_\_ Alternate: \_\_\_\_\_ Alternate #2: \_\_\_\_\_

Site # \_\_\_\_\_

### ADDRESS INFORMATION

STREET: \_\_\_\_\_

CITY: \_\_\_\_\_ PROV/STATE: \_\_\_\_\_ POSTAL/ZIP \_\_\_\_\_

Email: \_\_\_\_\_ Email Alternate: \_\_\_\_\_

### RV & GOLF CART INFORMATION (If Applicable)

MAKE: \_\_\_\_\_ MODEL: \_\_\_\_\_ YEAR: \_\_\_\_\_

RV INSURANCE COMPANY NAME: \_\_\_\_\_ POLICY No. \_\_\_\_\_

GOLF CART INSURANCE COMPANY NAME: \_\_\_\_\_ POLICY No. \_\_\_\_\_

I have read and understood the "Firefly & Fiddle RV Resort Lease Agreement and Park Rules 2026" (also found on the website <https://FireflyandFiddle.com>). **Yes / No**

### RV LOT

The Owner leases site (site # and rate listed on the Invoice emailed separately) at Firefly & Fiddle RV Resort to the Occupant subject to the terms of this contract. The contract of use of the Site by the Owner to the Occupant shall be in consideration for the subject to the following terms and conditions: A 12 month contract for a term commencing on the date on his/her invoice.

It is acknowledged that there is no assurance by the Owner to the Occupant that his/her contract will be renewed annually. Absent any written agreement of renewal of this contract for any period, the Occupant will vacate the site at the end of the term.

Please **Sign** the **2026 Firefly & Fiddle RV Resort Lease Agreement** here and return **this page only** by **May 30** to management (drop off at the concession, scan and send to [FireflyandFiddle@gmail.com](mailto:FireflyandFiddle@gmail.com) or mail to: PO Box 237, RR 2 Westeros, AB. T0C 2V0:

Name: \_\_\_\_\_ Name (#2) \_\_\_\_\_

(Site Occupant: hereinafter the "Occupant") #1

(Site Occupant: hereinafter the "Occupant") #2