License to Occupy ("the License") for Winter Camping at the Riverside RV Park

Between the City of Enderby ("the Licensor") and _____ ("the Licensee").

1. The Licensee acknowledges that this is not a residential or manufactured home park tenancy agreement and that the Riverside RV Park is a campground ("the Campground") in which the Licensee intends to stay in a recreational vehicle ("the RV") as a temporary winter camping customer.

2. The Licensee acknowledges that the License does **not** provide exclusive possession over or right to any campsite, service, or common area at the Campground.

3. The License begins on October 1, 2026 and terminates on the earlier of the Licensee vacating the site or April 30, 2027.

4. The Licensee agrees to pay, $950 on the first day of each month of the License. Price includes GST.

5. The Licensor shall pay for water, sewer, electricity, and basic internet, and will also provide a common garbage receptacle ("the Included Services"). The Licensor is not responsible for interruptions or deficiencies in the Included Services.

6. The RV must be:
    a. Owned by the primary occupant staying at the site.
    b. Registered with ICBC and insured.
    c. Self contained. Communal washrooms will be closed during these months.
    d. Be in good working order, including hook-ups.
    e. Skirted in, with heat tape on water lines and insulation on sewer lines.
    f. Newer than 15 years or otherwise show proof of recent re-insulation and energy efficiency.
    g. Reliant upon propane for its main source of heat (the Campground's 30-amp services will not run multiple electric heaters).
    h. Capable of either moving under its own power or otherwise by an insured vehicle that is possessed by the Licensee.

7. The Licensee agrees to follow all regular and winter camping rules as a condition of the License, including rules with respect to visiting hours.

8. Under no circumstances will permanent features such as a deck or carport be permitted. The Licensor may allow the Licensee to place temporary features on the site for limited periods of time with written permission.

9. The Licensee must keep any site which they are occupying tidy at all times. Outdoor storage is prohibited without prior permission of the Licensor, with such permission subject to revocation at any time.

10. The Licensee agrees to dispose of all garbage in the designated receptacle, and is prohibited from storing garbage, whether bagged or unbagged, on site.

11. The Licensee acknowledges that they are fully responsible for clearing snow and ice from their site and further acknowledges that internal roads will not be cleared regularly, or at all, during the winter season.

12. No more than two (2) cats or dogs, or a combination, is permitted. More than two pets may be permitted with the Licensor's prior written permission. All pets must be contained on site at all times, must not cause a nuisance, and must not be a real or perceived threat to other persons or animals. Pets must be kept inside the RV at all times that a responsible person is not on site to monitor their behavior. All pets must be contained on the Licensee's campsite or otherwise kept on leash. Pet excrement must be picked up immediately.

13. The Licensee may be evicted by the Licensor at any time, without reason or notice. Refunds on any unused pre-paid balance will be given on a pro-rated basis provided the eviction was without cause, less any value that is retained for site restoration or RV removal.

14. The Licensee may be relocated by the Licensor to any other campsite, without reason or notice.

15. The Licensee may leave at any time and cancel the License, without notice. Refunds on any unused pre-paid balance will be given on a pro-rated basis provided at least one week's notice is given of the Licensee's intention to cancel the License, less any value that is retained for site restoration or RV removal.

16. The Licensor may enter the Licensee's campsite at any time, without notice.

17. The Licensee permits the Licensor to enter and inspect their RV at reasonable times of the day to ensure compliance with the License, with 48 hours' notice.

18. The Licensee accepts, without limitation, all risks and dangers associated with the use and enjoyment of the Campground and assumes full responsibility for their personal safety, and waives any and all claims against the Campground, the City of Enderby, and its contractors, agents, officers, employees, and representatives, and hereby releases the foregoing from any and all liability for any loss, damage, physical injury, illness, expense, or death that they may suffer by reason of their presence at the Campground.

19. Home-based businesses (including short-term vacation rentals such as AirBnB), subletting, reassignment, or any use that is not consistent with a campground land use is prohibited.

20. The License may not be assigned.

I, _____ (the Licensee), understand and agree to the above terms as a condition of the License.

Signature _____

Date _____

Phone Number _____