



Location:

37116 Rd. 37 N (Park Road East)
RM of Ste. Anne, MB Canada

Mailing:

Box 20640
Steinbach, MB R5G 1S1

Telephone: 204-371-1159

Email: info@cherryhillliving.ca

Website: www.cherryhillliving.ca

POLICIES & PROCEDURES

TERMS USED IN THE POLICIES & PROCEDURES

Occupant or Occupier

The owner or owners of the trailer residing at an assigned site in the park, registered with management

Management

The employees and ownership of the park

Trailer

RV Trailers, RV Fifth Wheel Trailers, Motorhomes, Z240 Park Models (Destination Trailers), Z241 Park Models

Site

Recreational site/lot designated to an occupant in accordance with the Cherry Hill Living Site Map

Park

The premise and property of Cherry Hill Living, Steinbach, Manitoba

TABLE OF CONTENTS

1.	ADMINISTRATIVE PROCEDURES	1
1.1.	PARK OFFICE	1
1.2.	COMMUNICATIONS TO MEMBERS	1
1.3.	FEEDBACK FROM MEMBERS	1
1.4.	THE AGREEMENT	1
1.5.	INTERNET SERVICES	1
1.6.	PERSONAL INFORMATION	1
1.7.	MAIL, PACKAGES & MESSAGES	1
1.8.	COMPLIANCE WITH POLICIES	2
2.	INSURANCE & REGISTRATION	2
2.1.	TRAILER INSURANCE	2
3.	MUNICIPAL TAX	2
3.1.	R.M OF STE ANNE MUNICIPAL TAX	2
4.	TRAILER REQUIREMENTS & SERVICE CONNECTIONS	2
4.1.	TRAILER AGE	2
4.2.	WASTEWATER HOLDING TANKS	2
4.3.	WATER CONNECTIONS	2
4.4.	SEWER CONNECTIONS	3
4.5.	ELECTRICAL CONNECTIONS	3
4.6.	ELECTRICAL DAMAGE	3
4.7.	SMOKE ALARMS & CO2 DETECTORS	3
4.8.	PROPANE TANKS & CONNECTONS	3
4.9.	PROPANE APPLIANCES	3
4.10.	FOUNDATIONS	3
4.11.	TRAILER MODIFICATIONS	3
5.	RESALE ON YOUR SITE	3
6.	GENERAL PARK REGULATIONS	4
6.1.	TRAFFIC SAFETY	4
6.2.	SITE PARKING	4
6.3.	QUIET TIME	4
6.4.	NOISE TIME – CONSTRUCTION & EQUIPMENT	4
6.5.	ENCLOSED FIRES	4
6.6.	FIREWOOD	4
6.7.	MOTORIZED RECREATIONAL VEHICLES – ATV’S etc.	4
6.8.	GOLF CARTS	4
6.9.	VISITOR LIABILITY	5
6.10.	SUBLETTING	5
6.11.	PROPERTY DAMAGE	5
6.12.	GARBAGE & RECYCLING	5
6.13.	PETS	5
6.14.	BE BEAR SMART	5
6.15.	FIREWORKS	5
6.16.	BEACH ACCESS	5
6.17.	BEACH ETIQUETTE	5
6.18.	MOTORIZED WATERCRAFT	5
6.19.	WATERCRAFT STORAGE	6

TABLE OF CONTENTS

6.20.	AQUATIC ANCHORING SYSTEMS	6
6.21.	FLOATATION DEVICES	6
7.	SITE REGULATIONS	6
7.1.	SITE USAGE	6
7.2.	TENT TRAILERS, BUNKIES & TENTS	6
7.3.	SIGNAGE ON SITE	6
7.4.	ELECTRICAL ADAPTERS	6
7.5.	EXTRA FRIDGE	6
7.6.	CLOTHESLINES	6
7.7.	WINDOW COVERINGS	6
7.8.	WEED AND PEST CONTROLS	6
7.9.	SITE MAINTAINANCE AND CLEANLINESS	6
7.10.	WOOD PALLETS/TARPS	6
7.11.	SITE CLUTTER	7
7.12.	ENERGY EFFICIENCY	7
7.13.	HOT TUBS & SAUNAS	7
7.14.	EXTERIOR SITE LIGHTING	7
8.	SITE IMPROVEMENTS	7
8.1.	PRE-APPROVAL	7
8.2.	EXCEPTIONS	7
8.3.	CALL BEFORE YOU DIG	7
8.4.	SITE GRADING IMPROVEMENTS	7
8.5.	ROCKS, STONES, SAND AND AGGREGATES	7
8.6.	TREES & BRANCHES	7
8.7.	PRIVACY WALLS	8
8.8.	STORAGE SHEDS / SUMMER GETAWAY SITES	8
8.9.	STORAGE SHEDS / WINTERIZED PARK MODELS	8
8.10.	DECKS & STEPS / SUMMER GETAWAY SITES	8
8.11.	DECKS & STEPS / WINTERIZED PARK MODELS	8
8.12.	GAZEBOS / SUMMER GETAWAY SITES	8
8.13.	GAZEBOS / WINTERIZED PARK MODELS SITES	9
8.14.	SUNROOM ADDITIONS / SUMMER GETAWAY SITES	9
8.15.	SUNROOM ADDITIONS / WINTERIZED PARK MODELS SITES	9
8.16.	FIREWOOD STORAGE	9
8.17.	OUTDOOR CARPETS/RUGS/MATS	9
8.18.	GARAGES	9
8.19.	ELECTRICAL ADDED TO SITE	9
9.	PRIVATE DOCKS	9
9.1.	GENERAL DOCK INFORMATION	9
9.2.	NEW DOCK CONSTRUCTION STANDARDS	9
9.3.	ANCHORING SYSTEM OPTIONS	10
9.4.	SIGNAGE ON DOCKS	10
9.5.	LIGHTING AND ACCESSORIES	10
9.6.	GANGWAY ACCESS RAMPS	10
9.7.	EXISTING DOCKS (docks installed prior to 2021)	10
9.8.	WEST SIDE NEW DOCKS (in front of sites 1 - 35-B)	10
9.9.	EAST SIDE NEW DOCKS (in front of sites 67 - 113)	10

CHERRY HILL LIVING

POLICIES & PROCEDURES

Cherry Hill Living is a members only private park. As such we encourage member interaction and input into our policies and procedures. These Cherry Hill Policies and Procedures are considered an active document. Updates based on ongoing experiences and member feedback are being made on a regular basis. The current version of the Policies and Procedures is posted on our website at www.cherryhillliving.ca.

1. ADMINISTRATIVE PROCEDURES

1.1. PARK OFFICE

- 1.1.1. The Park office is in the Barn Clubhouse during the summer months.
- 1.1.2. Office hours are posted on our website. Hours vary by season

1.2. COMMUNICATIONS TO MEMBERS

- 1.2.1. Correspondence between Cherry Hill Living and its members is in the form of emails.
- 1.2.2. Newsletter emails sent thru “Constant Contact” (a group email service provider) are sent to all members on a regular basis. These group emails contain information regarding ongoing events, notices etc.
- 1.2.3. “Constant Contact” group emails will automatically be sent to the registered site occupants email address on file in our office. If the occupier would like to have these announcements sent to any additional addresses, the occupier should email this request to office@cherryhillliving.ca.

1.3. FEEDBACK FROM MEMBERS

- 1.3.1. Any suggestions and/or complaints should be emailed or delivered in writing to the park office.

1.4. THE AGREEMENT

1.4.1. THE AGREEMENT

The Occupier will enter into an agreement with Cherry Hill Living called “The Occupiers License Site Agreement”. This document is to be signed annually on or before September 15th.

1.4.2. REGISTERED OCCUPANTS

If more than one person will be paying bills or dealing with the office regarding the site, they must be registered as a site representative. Only occupants and registered representatives will have access to information about the status of accounts, etc. Representative registration forms can be obtained from the office.

1.5. INTERNET SERVICES

1.5.1. PRIVATE WI-FI

Wi-Fi is available at your site through Swifthispeed.com (204-381-0112).

1.5.2. PUBLIC WI-FI

Free wi-fi is available at the barn. NETWORK: Cherry Hill Public WiFi. Password is posted.

1.6. PERSONAL INFORMATION

- 1.6.1. Manitoba law prohibits the sharing of any occupier’s personal information. Cherry Hill will not provide any personal information without written permission or instruction.
- 1.6.2. If requested by any authority of the law, Cherry Hill may be required to provide personal information and if so required, will advise you as soon as is reasonably possible.

1.7. MAIL, PACKAGES & MESSAGES

- 1.7.1. Post office boxes can be applied for thru Canada Post in Steinbach.
- 1.7.2. Deliveries and packages can be received directly at individual sites.

- 1.7.3. No mail or couriered packages will be received on behalf of the occupant or delivered to the occupant's site by the Cherry Hill office and/or staff.
- 1.7.4. Personal messages will not be accepted at the office or passed along to occupants.
- 1.7.5. Management will do their best to pass on any emergency calls or messages to the occupants.
- 1.8. COMPLIANCE WITH POLICIES
 - 1.8.1. Management reserves the right to evict if the occupant does not comply with these Policies & Procedures.

2. INSURANCE & REGISTRATION

2.1. TRAILER INSURANCE

- 2.1.1. It is the responsibility of the occupant to provide current trailer insurance.
- 2.1.2. Trailers must be insured with MPI (Manitoba Public Insurance) or by homeowner's insurance.
- 2.1.3. For MPI insured trailers, the license plate must always be displayed in plain view to the public.
- 2.1.4. CSA Z241 Winterized Park Models must be insured with a homeowners insurance policy.
- 2.1.5. If the trailer hitch is removed or if access to the hitch is restricted then homeowner's insurance must be in place, as opposed to MPI as MPI stipulates that a unit must be able to be moved for repairs.
- 2.1.6. Current copies of the insurance papers must be on file at the Cherry Hill office. The Insurance information being requested is part of Cherry Hill's due diligence to ensure that all units/sites have proper coverage to protect the occupier, their neighbors, and the park. It is being collected solely for this purpose and will be used only for this purpose.

3. MUNICIPAL TAX

3.1. R.M OF STE ANNE MUNICIPAL TAX

- 3.1.1. Trailers/Park Models insured with homeowner's insurance are subject to municipal tax.
- 3.1.2. Site improvements such as garages, sunrooms, gazebos, sheds, and decks will be assessed for tax by the Province of Manitoba.

4. TRAILER REQUIREMENTS & SERVICE CONNECTIONS

4.1. TRAILER AGE

- 4.1.1. Travel Trailers/RVs must be 10 years old or newer. In the event the unit is more than ten (10) years old, the occupier may be asked to replace it with a newer unit.
- 4.1.2. CSA Z240 Destination Trailers must be 15 years old or newer. In the event the unit is more than fifteen (15) years old, the occupier may be asked to replace it with a newer unit.
- 4.1.3. CSA Z241 Park Models must be new when entering the park and shipped direct from a pre-approved Cherry Hill Park Model Dealer or Manufacturer.
- 4.1.4. Motor Coaches (such as Class A Motorhomes) in the park must be road worthy. There is no specific age restriction on Motor Coaches, evaluations are done on an individual basis.

4.2. WASTEWATER HOLDING TANKS

- 4.2.1. All RVs must have grey and black water holding tanks with valves for dumping.

4.3. WATER CONNECTIONS

- 4.3.1. Cherry Hill provides potable drinking water. The water is treated with chlorine and filtered through an iron filter system. Cherry Hill does not soften the water supply.
- 4.3.2. Cherry Hill supplies water at an evenly regulated pressure level.
- 4.3.3. Owner supplied water pressure regulators are recommended.
- 4.3.4. A white CSA approved water hose must be used to hook up to the Cherry Hill water supply. Regular outdoor water hoses are not acceptable.

4.4. SEWER CONNECTIONS

4.4.1. All sewer lines are to be hard piped, properly sloped, supported and sealed to the Cherry Hill sewer connection with “Fernco” rubber pipe couplings.

4.5. ELECTRICAL CONNECTIONS

4.5.1. CSA certified cables must be used to plug trailers in. (30amp or 50amp as applicable).

4.6. ELECTRICAL DAMAGE

4.6.1. Owner supplied surge protectors are recommended.

4.6.2. Cherry Hill is not responsible for any damage to trailers and/or trailer unit components (appliances, computers, electronics, etc.) due to any electrical issues such as lightening, power failure or power surge.

4.6.3. Cherry Hill is not responsible for food damaged due to a power failure or a tripped breaker.

4.7. SMOKE ALARMS & CO2 DETECTORS

4.7.1. All units must have working Carbon Monoxide and Smoke Alarms.

4.8. PROPANE TANKS & CONNECTONS

4.8.1. All propane devices and systems (including tanks) must be compliant with municipal, provincial, and federal laws.

4.8.2. CSA Z241 Park Models must have 2 x 400lb Propane Tanks. Propane tanks must be permitted and installed by a licensed propane supply company.

4.9. PROPANE APPLIANCES

4.9.1. The following appliances must be propane fueled (Not Electric): Furnace, Hot water heater, Range, Cooktop and Clothes Dryer (if applicable). Propane, not electricity, must be used to fuel these appliances when in use at Cherry Hill.

4.9.2. CSA Z241 Park Models must have Propane Hot Water On-Demand boilers as opposed to hot water tanks.

4.9.3. All hot water tanks and/or On-Demand boilers must be powered by propane, as opposed to electricity.

4.10. FOUNDATIONS

4.10.1. CSA Z240 and Z241 Destination trailers and Park Models must be placed on minimum 8”x8”x24” treated lumber cribbing stacked “Jenga style” directly under the frames with a minimum of 6 load points/crib locations.

4.11. TRAILER MODIFICATIONS

4.11.1. All modifications to trailers including but not limited to AC, HVAC, Openings, Plumbing, Gas, Electrical etc. must be done by a certified manufacturer and/or dealer.

5. RESALE – GUIDELINES FOR SELLING YOUR TRAILER AND/OR AMENITIES ON YOUR SITE

5.1. Selling your trailer and/or amenities on your site is a courtesy offered to the occupier.

5.2. All resale transactions to be done in accordance with the “Assignment to Convey” section of the “Occupiers License Site Agreement”.

5.3. The occupant may list the site with a Cherry Hill preferred real estate agent.

5.4. Travel Trailers/RVs older than 10 years cannot be resold into the park.

5.5. Z240 Destination Trailers older than 15 years cannot be resold into the park.

6. GENERAL PARK REGULATIONS

6.1. TRAFFIC SAFETY

- 6.1.1. The speed limit throughout Cherry Hill is 19 km/hour "If you are going 20 you are going too fast". This rule applies to all vehicles.
- 6.1.2. Motorists and bicyclists are expected to use caution and observe provincial regulations.
- 6.1.3. All children under 18 on bicycles are required to wear helmets.

6.2. SITE PARKING

- 6.2.1. A maximum of two vehicles parked on each site at any given time. Additional/visitor vehicles can be parked in the designated visitor/overflow parking areas (see current site map on our website).
- 6.2.2. No parking on the road.
- 6.2.3. No parking on vacant sites.
- 6.2.4. Vehicles on sites must be parked parallel to side property lines of site.
- 6.2.5. Vehicles on sites must be parked square to the site (not diagonal).
- 6.2.6. All vehicles must be licensed, plated and insured.
- 6.2.7. All vehicles must be in good state of repair not leaking oil, anti-freeze or any other substance.

6.3. QUIET TIME

- 6.3.1. Quiet time from 11:00 pm - 7:00 am. No noise, including music and pets during these hours.
- 6.3.2. Notice will be provided regarding quiet time exemptions for park events.

6.4. NOISE TIME - CONSTRUCTION & EQUIPMENT

- 6.4.1. Power tools, hammering, lawn mowers, blowers, pressure washers and any other disruptive site improvement work is restricted to the following days and times:
Monday to Friday 9:00am to 6:00pm
Saturday's 10:00am to 4:00pm
Sunday's & Holidays - Quiet Day's
- 6.4.2. No chain saws allowed other than the ones used by Maintenance/Management.

6.5. ENCLOSED FIRES

- 6.5.1. All fires must be in enclosed fire "pits".
- 6.5.2. Fire pits are to meet management approval for structure and location on the site.
- 6.5.3. Fires must be doused with water when left unattended and after every use.
- 6.5.4. Occupants to abide by the municipal Fire Prevention and Control By-Laws and regulations.

6.6. FIREWOOD

- 6.6.1. Due to emerald ash borer disease (EBA), firewood from Winnipeg or Ontario is not permitted.
- 6.6.2. You must purchase firewood from a supplier approved by Cherry Hill management. A list of pre-approved suppliers can be obtained from the Cherry Hill office.

6.7. MOTORIZED RECREATIONAL VEHICLES – ATV'S etc.

- 6.7.1. Cherry Hill roadways are deemed public.
- 6.7.2. Drivers of motorized and/or electric vehicles in the park must have a valid driver's license.
- 6.7.3. Recreational vehicles, including ATV's, must be insured and licensed.
- 6.7.4. Gas/Diesel powered recreational vehicles are not to be used for recreation or transportation within the park.

6.8. GOLF CARTS

- 6.8.1. Electric powered carts are allowed on the roads within the park.
- 6.8.2. Electric powered carts are not allowed on the beach.
- 6.8.3. Designated cart Parking areas are provided (see site map on website for current locations).
- 6.8.4. Drivers of all motorized and electric vehicles within the park are required to have a valid driver's license.
- 6.8.5. Management will require proof of liability insurance for all golf carts annually.

6.9. VISITOR LIABILITY

6.9.1. Registered site occupants must be in attendance while guests are in the park.

6.10. SUBLETTING

6.10.1. The rental of trailers/sites by the occupant is prohibited. The site shall be used solely for recreational purposes and occupied only by the occupant and their dependents/children.

6.11. PROPERTY DAMAGE

6.11.1. Occupants are responsible to management for any damages to the site, park property, or its facilities or amenities, caused by the occupant, his family, guests, visitors, or invitees.

6.12. GARBAGE & RECYCLING

- 6.12.1. Occupants are responsible to transport and place all garbage and recycling in the bulk garbage and recycling dumpsters provided by Cherry Hill in a designated location.
- 6.12.2. Do not bring garbage from off site to dispose of at the park.
- 6.12.3. Securely bag/package all refuse and recycling and place in dumpsters.
- 6.12.4. The garbage and recycling dumpsters are for household garbage only.
- 6.12.5. Do not dispose of large articles, electronics, appliances, furniture, mattresses, propane tanks, etc. in or near the garbage and recycling dumpsters.
- 6.12.6. Diapers and animal waste are to be disposed of in the bulk dumpsters and not the garbage cans inside any buildings (because of the odor). Do not burn diapers or animal waste in fire pits.
- 6.12.7. Do not put fire-pit ash or other organics such as branches, leaves, grass, garden refuse or logs in the garbage dumpsters. Check with management on how/where these materials can be disposed of.

6.13. PETS

- 6.13.1. Pets must always be on a leash, including on the beach and in the big lake.
- 6.13.2. Occupants are responsible for immediate clean up after their pets.
- 6.13.3. Do not leave animal feces on mounds or in front of any site or building.
- 6.13.4. Pets are allowed in the big lake but not in the little fountain pond.
- 6.13.5. Barking or other excessive pet related noise is not acceptable.
- 6.13.6. Owners of disruptive and/or dangerous pets will be asked to remove their pets from the park.
- 6.13.7. All occupants to abide by the current municipal pet by-laws and regulations.

6.14. BE BEAR SMART

- 6.14.1. Bird feeders attract bears. Bird feeders are not permitted at Cherry Hill.
- 6.14.2. For more information on reducing the risk of conflicts with black bears and other wildlife visit www.manitoba.ca/human-wildlife.

6.15. FIREWORKS

- 6.15.1. No Private Fireworks.
- 6.15.2. No Floating and/or Burning Paper Lanterns.

6.16. BEACH ACCESS

- 6.16.1. Do not walk through private sites.
- 6.16.2. Use designated beach access pathways only (see site map on website for current locations).
- 6.16.3. Use designated common beach areas (see site map on website for current locations).

6.17. BEACH ETIQUETTE

- 6.17.1. Do not trespass on private docks.
- 6.17.2. Current public dock locations are shown on the site map on our website.
- 6.17.3. Properly dispose of all garbage including cigarette butts.

6.18. MOTORIZED WATERCRAFT

- 6.18.1. No Motorized watercraft.

6.19. WATERCRAFT STORAGE

- 6.19.1. Proper storage of watercraft is important for safety and aesthetic reasons.
- 6.19.2. All watercrafts must be stored either on your site or secured to your private dock or a public dock.
- 6.19.3. Watercrafts are not to be left on the beach when not in use.

6.20. AQUATIC ANCHORING SYSTEMS

- 6.20.1. Flotation devices can be attached to public docks and/or public buoys while in use.
- 6.20.2. Public buoys are located at several locations in the middle of the lake.
- 6.20.3. Private buoys must be pre-approved for location and aesthetics.
- 6.20.4. Private buoys must be proper aquatic buoys. No plastic jugs.
- 6.20.5. Anchors must be a minimum of 3 meters in depth.
- 6.20.6. No poles or bars pounded into the sand under the water or on the beach.

6.21. FLOATATION DEVICES

- 6.21.1. Air-filled floatation devices (rafts, islands, tubes...) are to be stored on your site when not in use.
- 6.21.2. Label all watercraft and floatation devices with your site number.

7. SITES REGULATIONS

7.1. SITE USAGE

- 7.1.1. All sites in the park allow for one Trailer/Motorhome/Park Model only.

7.2. TENT TRAILERS, BUNKIES & TENTS

- 7.2.1. No tent trailers.
- 7.2.2. No "Bunkies" – exterior rooms with sleeping quarters.
- 7.2.3. Tents can be set up periodically for guest use but must be dismantled when not in use.

7.3. SIGNAGE ON SITES

- 7.3.1. No personal FOR SALE signs in windows, on trailers and/or sites and/or amenities.
- 7.3.2. No advertising signs of any kind in windows, on trailers and/or sites and/or amenities.

7.4. ELECTRICAL ADAPTERS

- 7.4.1. If a 50amp trailer is parked on a 30amp site, the 30amp service must be upgraded to 50 amp.
- 7.4.2. A 50amp trailer must connect to a 50amp service. Adapters are not allowed in this case.
- 7.4.3. If a 30amp trailer is parked in a 50amp site a CSA approved 50 amp-30amp adapters can be used.

7.5. EXTRA FRIDGE

- 7.5.1. A second fridge is permitted, but it must be an "Energy Efficient" appliance.
- 7.5.2. Second fridges must be stored inside an approved lockable shed.

7.6. CLOTHESLINES

- 7.6.1. Clotheslines & Umbrella type clotheslines are not permitted.

7.7. WINDOW COVERINGS

- 7.7.1. Manufactured window coverings only. No tin foil in windows visible from the exterior.

7.8. WEED AND PEST CONTROL

- 7.8.1. Weeds and Pests on an occupant's site are the responsibility of the occupier.
- 7.8.2. Herbicides used to control weeds must be preapproved by park management.

7.9. SITE MAINTAINANCE AND CLEANLINESS

- 7.9.1. Occupants to maintain the trailer, site and any site improvements in a clean and tidy condition.
- 7.9.2. Management reserves the right to clean sites and charge occupants a maintenance service fee if sites are not weeded or kept clean of debris.

7.10. WOOD PALLETS/TARPS

- 7.10.1. Pallets are not allowed to be used by occupants for any purpose at Cherry Hill.
- 7.10.2. Tarps are not allowed to be used by occupants for any purpose at Cherry Hill.

7.11. SITE CLUTTER

7.11.1. No storage of lumber, pallets, old screens, awnings, clutter items, refuse, garbage or other loose material etc. around, under or behind the occupant's trailer, shed or site.

7.11.2. If personal property is stored under your RV, management approved skirting may be required.

7.12. ENERGY EFFICIENCY

7.12.1. Air conditioners and all exterior lights to be turned off when the occupant is away from the site.

7.13. HOT TUBS & SAUNAS

7.13.1. Occupant owned Hot Tubs and Electric Saunas are not allowed on the occupiers site.

7.13.2. Hot tub rental from a third party is not allowed.

7.14. EXTERIOR SITE LIGHTING

7.14.1. Solar powered lighting only.

7.14.2. Soft white/yellow lights only – no colored lights.

7.14.3. No flashing/flickering or color/intensity animated lights.

7.14.4. Do not attach or hang lights from branches shrubs, plantings and/or trees.

8. SITE IMPROVEMENTS

Cherry Hill upholds detailed architectural standards that ensure the surrounding sites will complement the appearance of your own site. These standards include the age of the unit and the design and maintenance of site improvements (sheds, docks, gazebos, decks, garages, etc.).

8.1. PRE-APPROVAL

8.1.1. Provide a drawing for any site improvements, additions, or changes to the site for pre-approval.

8.1.2. Construction or improvements of any kind to the RV trailer, Motorhome, or Park Model, sunrooms, gazebos, decks, sheds, docks etc. or the site itself, must be pre-approved in writing by management. If the occupier does not have written approval from management for all Construction or improvements the occupier may be asked to remove them.

8.2. EXCEPTIONS

8.2.1. Any existing, acceptable deviations from these guidelines are considered exceptions. Exceptions cannot be transferred to new occupants or sold back into the park.

8.3. CALL BEFORE YOU DIG

8.3.1. Due to shallow under-ground electrical, water and sewer services, digging or placing of stakes into the ground must be pre-approved in writing by management.

8.4. SITE GRADING IMPROVEMENTS

8.4.1. Any occupier supplied gravel or aggregate must be pre-approved.

8.5. ROCKS, STONES, SAND AND AGGREGATES

8.5.1. All rocks, stones, sand, and aggregates stored or placed by Cherry Hill Living are property of Cherry Hill Living.

8.5.2. Moving of any Cherry Hill owned rocks, stones, sand, and aggregates is prohibited.

8.5.3. Painting of rocks is prohibited.

8.6. TREES & BRANCHES

8.6.1. Occupants, their family, guests, or invitees shall not damage or remove the lawn, shade trees, shrubbery, or other trees or plants anywhere on the property, including the site.

8.6.2. No signage, clothes lines, leashes, lights, bird houses, etc. affixed to trees/shrubbery/plants.

8.6.3. No ropes, strings, wires, nails, screws, bungees etc. in or on trees.

8.6.4. The clearing of trees and underbrush by the occupier is strictly forbidden. All tree/brush removal is to be done by Cherry Hill Park maintenance.

8.6.5. All pruning needs to be pre-approved by management.

8.7. PRIVACY WALLS

- 8.7.1. Privacy walls of any kind are strictly forbidden. This includes all 4 sides of the site (the roadside, waterfront and on the left and right side of the site).
- 8.7.2. No plexi-glass wind protection structures or railings. Clear tempered glass only.
- 8.7.3. Management will entertain the possibility of natural plantings (provided and maintained by occupier) parallel to the sites side property lines. Plantings and their placement must be pre-approved.
- 8.7.4. Management will entertain the possibility of free-standing planters parallel to the front or back of the site. Planters must be movable. Details of size, style, elevation, location, type and height must be pre-approved by management.

8.8. STORAGE SHEDS | SUMMER GETAWAY SITES (1 - 106 & 114 - 136)

- 8.8.1. A maximum of one (1) shed is allowed per site.
- 8.8.2. Maximum footprint 8' x 10', Maximum wall height 6', Maximum roof peak height 8'
- 8.8.3. All sheds are to be placed on treated lumber skids for ease of moving.
- 8.8.4. All sheds are to be placed directly in front of the RV trailer, Motorhome, or Park Model on the roadside of the site. Exceptions - Sites 36-51 & Sites 64-66 - sheds can be placed at the back of the site.
- 8.8.5. Sites where Units, such as Motor Coaches, move in and out of the park periodically throughout the year will be evaluated on an individual basis.
- 8.8.6. Sheds must be factory fabricated. (i.e., Plastic vinyl resin style are acceptable)
- 8.8.7. Sheds are to be used for storage purposes only.
- 8.8.8. Sheds are not to be used for sleeping quarters.

8.9. STORAGE SHEDS | WINTERIZED PARK MODEL - SITES (107 - 113 & 137 - 182)

- 8.9.1. Storage Sheds to be designed and built by Cherry Hill on a site-specific basis. Unless otherwise pre-approved in writing by Cherry Hill Management.

8.10. DECKS AND STEPS | SUMMER GETAWAY SITES (1 - 106 & 114 - 136)

- 8.10.1. All deck surfaces are to be constructed from new brown pressure treated 2x6 wood or composite.
- 8.10.2. Plywood or pressure treated plywood is not acceptable.
- 8.10.3. All Deck structures below the deck surface are to be constructed from new pressure treated PWF wood. All deck Joists are to be a minimum 2x10, 16" apart (on center).
- 8.10.4. Decks must be built on concrete foundation blocks (not patio blocks).
- 8.10.5. All decks must conform to building code standards.
- 8.10.6. Decks must be built no higher than 24 inches from the lowest ground elevation to the top surface of the deck. The lower the profile the better.
- 8.10.7. No railings allowed on decks.
- 8.10.8. All steps are to be constructed with the same material as the decks and are to be closed riser.
- 8.10.9. Steps are to be full length and continuous on the ends of the deck parallel to the front and back of the sites.

8.11. DECKS AND STEPS | WINTERIZED PARK MODEL SITES (107 - 113 & 137 - 182)

- 8.11.1. Decks to be designed and built by Cherry Hill on a site-specific basis. Unless otherwise approved in writing by Cherry Hill Management.

8.12. GAZEBOS | SUMMER GETAWAY SITES (1 - 106 & 114 - 136)

- 8.12.1. Home-built Florida rooms, Add-a-Rooms, Awnings, or Roofs are not permitted.
- 8.12.2. Wooden structures of any kind are not permitted, only factory fabricated structures.
- 8.12.3. Solid walls to be no higher than 24 inches above the finished floor of the Gazebo. No solid walls between this and roof.
- 8.12.4. Must be free standing (not attached to unit).
- 8.12.5. Must be at ground level and placed on a low deck or patio blocks.
- 8.12.6. Rectangular Gazebo's must be placed with the longer side parallel to the site.

- 8.13. GAZEBOS | WINTERIZED PARK MODEL SITES (107 - 113 & 137 - 182)
- 8.13.1. GAZEBOS to be designed and built by Cherry Hill on a site-specific basis. Unless otherwise approved in writing by Cherry Hill Management.
- 8.14. SUNROOM ADDITIONS | SUMMER GETAWAY SITES (1 - 106 & 114 - 136)
- 8.14.1. A Sunroom addition is a manufactured structure connected to a trailer with full height windows on all three sides.
- 8.14.2. Sunrooms must be supplied and installed by preferred Cherry Hill manufacturers.
- 8.15. SUNROOM ADDITIONS | WINTERIZED PARK MODEL SITES (107 - 113 & 137 - 182)
- 8.15.1. Sunrooms to be designed and built by Cherry Hill on a site-specific basis. Unless otherwise approved in writing by Cherry Hill Management.
- 8.16. FIREWOOD STORAGE
- 8.16.1. Firewood must be neatly stacked in a contained, storage rack. No tarps or plastic wrap.
- 8.16.2. Storage racks may be covered with a constructed roof, upon approval.
- 8.17. OUTDOOR CARPETS/RUGS/MATS
- 8.17.1. Outdoor Carpets, rugs and/or mats must be kept in good condition.
- 8.17.2. No organics growing through or on top of the carpets, rugs and/or mats
- 8.17.3. Outdoor Carpets, rugs and/or mats must be removed for the winter months.
- 8.18. GARAGES
- 8.18.1. GARAGES to be designed and built by Cherry Hill on a site-specific basis. Unless otherwise approved in writing by Cherry Hill Management.
- 8.19. ELECTRICAL ADDED TO SITE
- 8.19.1. All electrical work added to a trailer, site and/or amenities must be pre-approved.
- 8.19.2. All electrical work added to a trailer, site and/or amenities must be done by a certified electrician.
- 8.19.3. All electrical work added to a trailer, site and/or amenities must be permitted.

9. PRIVATE DOCKS

The Lake is one of Cherry Hill Living's most unique features. Cherry Hill members take pride in the shimmering blue, fresh, spring-fed waters. Since Cherry Hill Living is a private park, members enjoy its natural amenities peacefully. The purpose of this Dock Agreement is to enhance the waterfront experience and value by managing clutter and maintaining aesthetic guidelines.

- 9.1. GENERAL DOCK INFORMATION
- 9.1.1. Beach and water are not private property, this includes the area in front of and around private docks and access ramps.
- 9.1.2. Docks can be shared by multiple sites. When a dock is shared one member must be the Primary Contact. The Primary contact is responsible for co-ordination of any payments and/or upkeep.
- 9.1.3. All dock adjustments, additions, alterations, and accessories must be pre-approved by park management in writing.
- 9.1.4. Private Docks will be evaluated annually for maintenance and upkeep (The Assessment).
- 9.2. NEW DOCK CONSTRUCTION STANDARDS
- 9.2.1. Maximum 14' wide (parallel to shoreline) x 10' - 20' long.
- 9.2.2. Must be floating (owners may choose to secure floating docks to anchor posts for added stability).
- 9.2.3. Current acceptable products:
- 9.2.3.1. EZDock - see community dock on East side (EZDock catalogue available at the park office).
- 9.2.3.2. Aluminum frames with composite decking (specifications and design to be pre-approved)
- 9.2.4. Treated lumber and/or steel is not permitted

9.3. ANCHORING SYSTEM OPTIONS

- 9.3.1. Adjustable chain and weight and/or.
- 9.3.2. Anchor posts with sleeves to allow dock to float up or down with fluctuations in water levels.
- 9.3.3. Anchor posts must be level and plumb and capped and/or clad.
- 9.3.4. Floating docks can be secured to anchor posts for added stability. They must be adjustable.

9.4. SIGNAGE ON DOCKS

- 9.4.1. Pre-approved "PRIVATE DOCK #__" sign/s must be posted on the shoreline facing side.

9.5. LIGHTING AND ACCESSORIES

- 9.5.1. Dock accessories must be engineered and manufactured, designed to function together with the dock system itself and securely fastened to the dock.
- 9.5.2. Acceptable accessories; swim ladders, seating/benches.
- 9.5.3. Not acceptable accessories; slides, diving platforms.
- 9.5.4. Solar powered lighting only.
- 9.5.5. Soft white/yellow lights only – no colored lights.
- 9.5.6. No flashing/flickering or color/intensity animated lights.
- 9.5.7. Furniture must be affixed or be removed when not in use.

9.6. GANGWAY ACCESS RAMPS

- 9.6.1. Access ramps are not mandatory. "Island" docks are acceptable.
- 9.6.2. Access ramps maximum width - 4 feet. Distance from shore must be pre-approved.
- 9.6.3. Access ramps not to extend past the shoreline onto the beach.

9.7. EXISTING DOCKS (docks installed prior to 2021)

- 9.7.1. Existing docks will not pay the annual dock fee until 2025.
- 9.7.2. Each individual existing dock will be evaluated for quality and aesthetics (The Assessment).
- 9.7.3. This assessment may include an assigned dock lifespan.
- 9.7.4. When the lifespan of an existing dock expires the dock must be removed.
- 9.7.5. Existing docks may be upgraded to the current standards at any time.
- 9.7.6. Existing docks that do not meet current standards are not transferable or salable.

9.8. WEST SIDE NEW DOCKS (in front of sites 1 - 35-B)

- 9.8.1. Each individual waterfront site on the West side can install a dock.
- 9.8.2. All dock policies apply as listed above.

9.9. EAST SIDE NEW DOCKS (in front of sites 67 - 113)

- 9.9.1. Dock sites on the East side can be registered by any member, including non-waterfront sites.
- 9.9.2. Dock site locations have been predetermined by CHL management (see site map on website).
- 9.9.3. Dock site locations can be transferred from one member to another member.

Cherry Hill Living reserves the right to change, amend and/or update the Policies and Procedures at any time.