

Thinking of buying a trailer?

Here's what you need to know about Carsons Camp.

Carsons Camp Limited has a waiting list for entry. Many customers have enjoyed their holidays with us over our 40 years in operation and wish they could park their trailer seasonally on our property. If you are looking for a place to locate a trailer that you already own, Carsons Camp cannot accommodate you.

If you wish to purchase a new trailer from Carsons Camp, or one of the many used trailers available, the following is important information that you must consider before making an investment and placing it on our property.

Carsons Camp opens annually on May 1st and closes annually on Thanksgiving Sunday. We turn the water on as soon as the weather allows in April, but do not guarantee water before May 1st. We always turn the water off one week after Thanksgiving. As per the Campsite Agreement May 1st to October 15th are the dates you are allowed to be on our property. We do not offer extended seasons and cannot accommodate Snowbirds for more than 5 1/2 months. Snowbirds must have a Canadian residence other than our campground.

First time customers of Carson's Camp will be charged a one time only account administration fee. Currently this fee is \$200.00 + gst. Campsite fees are separate from and additional to a trailer purchase. Purchasers' campsite fees for the current year will be calculated from the date of purchase according to the number of weeks and weekends that they will occupy the campsite until Thanksgiving. Campsite fees are not divided on a percentage basis. All balances must be paid in full prior to taking possession of a trailer.

Occupants of sites on Carsons Lake Drive, Dune Road, Woodside Trail and MacKay Trail will pay a premium site fee per season. Possession Dates after Dec 31, 2006 will pay a 12% premium fee recalculated annually.

On a go forward basis, please be advised that we require a deposit in September and campsite fee payments in February, March, April and May, towards the next camping season. All balances must be paid in full prior to opening your trailer each spring.

Carsons Camp does not mail invoices. It is the customer's responsibility to reference their Campsite Agreement and know when to pay for services that they incur. Campsite fees: as above. Hydro: June 1st and September 1st. Storage, winterization and additional services are billed routinely and due as per the Campsite Agreement. We do prompt customers with notices on the gate card readers. Past due amounts are subject to 2% interest and a \$20 administration fee per month. This is the only time you will receive a statement for your account.

Carsons Camp welcomes to a campsite 2 adults and their unmarried children under age 21. All grandparents, grandchildren, friends or other family are considered visitors and must pay visitor fees to come onto our property. If you desire a vacation property where you can entertain friends and extended family on an ongoing basis, Carsons Camp is not for you. We have strictly enforced quiet hours and a daytime privacy policy that does not accommodate these activities.

- ❑ Offers to purchase are verbal until an agreement is reached.
- ❑ Deals are confirmed with a \$1000.00 deposit for used purchases and 10% for new purchases.
- ❑ Trailer Sales Agreements must be signed by both parties a minimum of 20 days prior to closing date.

Due on closing day:

- ❑ 2 certified cheques are mandatory to close a deal. Payable to the Vendor and/or Carsons Camp.
- ❑ Completed and signed ownership applications.
- ❑ Completed and signed Campsite Agreement.
- ❑ Cash or Debit balance to Carsons Camp for annual campsite fees.
- ❑ Cash of \$5.00 per access sticker. Access stickers are adhered to your vehicle.
- ❑ Ownerships must be picked up in the Camp office. These are ready approximately 14 days after closing.

Carsons Camp is your Vacation Destination in Sauble Beach and the closest campground to the sandy shores of Lake Huron. The Staff at Carsons Camp is committed to ensuring you have a quiet and restful holiday.