



SPIDER LAKE SPRINGS CAMPER'S ASSOCIATION

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Welcome to Spider Lake Springs Resort. This document lists frequently asked questions and answers about our Resort. The answers here in do not represent any legal opinion, and are merely a general guide to the Resort.

Q. What is Spider Lake Springs?

A. Spider Lake Springs is a 310 site private RV Resort. As such, there is no “public camping” available.

Q. Are the lots privately owned?

A. No. Title to the land in which the campground is located is held in trust to the Spider Lake Camper's Association (SLCA) by a holding company, Spider Lake Springs Holdings Inc. (SLSHI). The land is divided in to 310 “undivided voting shares”, of which you may purchase a share or shares. There is one share issued for each “lot” within the Resort, which is divided in to 7 geographical sections, A through G.

Q. Is the Resort open all year?

A. No. There is a restricted covenant on our title designating our land as a “campground” the Resort is open from April 15 to October 15 every year. Access is permitted to the Resort in the off-season, but there is no water available and the maximum allowable stay in the Resort is 3 consecutive nights.

Q. How much does it cost to camp?

A. Annual maintenance fees are currently set at \$900.00 and are due and payable by April 30th of each year. Campers are also responsible for their own hydro electricity. Each campsite has a meter for hydro which is read twice yearly and invoices are issued in April and October.

Q. How is the Resort managed?

A. The Resort is currently managed by a Park Manager (Mr. Ken Wilson), who reports to a volunteer Board of Directors, consisting of 11 members. The Board of Directors are responsible for governing the Resort, establishing and overseeing annual budgets, establishment of Regulations (and final enforcement if necessary). The Board of Directors is elected annually at the Annual General Meeting of shareholders held in May of each year. The Resort has paid maintenance staff and store staff, but relies on many wonderful volunteers to help run the Resort and keep costs down.

Q. Are there rules to abide by?

A. Yes. You should receive a copy of the Regulations document from the seller of your lot along with all transfer documents. Alternatively, copies of the Rules and Regulations are available in the Resort office. It is the responsibility of campers and their guests to be familiar with these Regulations and abide by them. Failure to do so could result in loss of camping privileges, and, in extreme cases, revocation of the License to Occupy your campsite.

Q. What is the speed limit?

A. The speed limit in the Resort is 5km/h. There are no exceptions to this rule, and it is strictly enforced. There are many children walking and on bicycles, and their safety is of primary concern.

Q. Are overnight guests allowed on my site?

A. Yes. Overnight guests are allowed on a site and must be registered at the store. Each site is allowed to have guests a maximum of 21 days per camping session as well as having a maximum of 2 camping units on each site at any given time. Quiet time is 11:00pm nightly and excessive noise is not permitted at any time.

Q. How can I purchase a site, and is there a listing of lots for sale?

A. The Resort no longer maintains a list of sites for sale. All lots are attached to the B Class Share held by the camper in Spider Lake Springs Inc., and as such it is the share holder's responsibility to advertise the sale. All transactions are between vendor and purchaser, and the Resort does not get involved in such transactions. It is the purchaser's responsibility to obtain their own advice with regards to any questions about the lot (i.e. legal ownership, outstanding monies, etc.)

Q. What are some of the Resorts amenities?

A. The Resort has on-site laundry, a store which carries basic groceries, swimming ponds, fishing ponds (catch & release only), waterslide, adult clubhouse, longhouse, tennis courts, basketball courts and playgrounds.

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