



Great Blue RESORTS

Property Standards Booklet



Great Blue Resorts

property standards

Property Standards are primarily used by cities, townships, apartment complexes and condo properties to ensure properties are kept clean, safe and clear of debris. Great Blue Resorts property standards are expectations established to provide a consistent appearance to the resort, ensure safety for our cottage owners and guests and help us to maintain a clean and well-maintained resort, which will in turn help to maximize your cottage value.

Any request to make a change to a site or cottage must:

1. Fall under our Property Standards
2. Be submitted in writing on a Great Blue Resorts Building Permit Application (*attached to this document*) OR using a Site Alteration Application (*attached to this document*) and must be pre-approved by the General Manager and/or Central Support Office Management prior to work commencing.



Cameras

Cameras are **not permitted** outside of the cottage or inside if facing outside of the cottage. Any cottage on the rental program is not permitted to have interior cameras.

Clothes Lines

Clothes lines are **not permitted** on the resort for safety purposes.

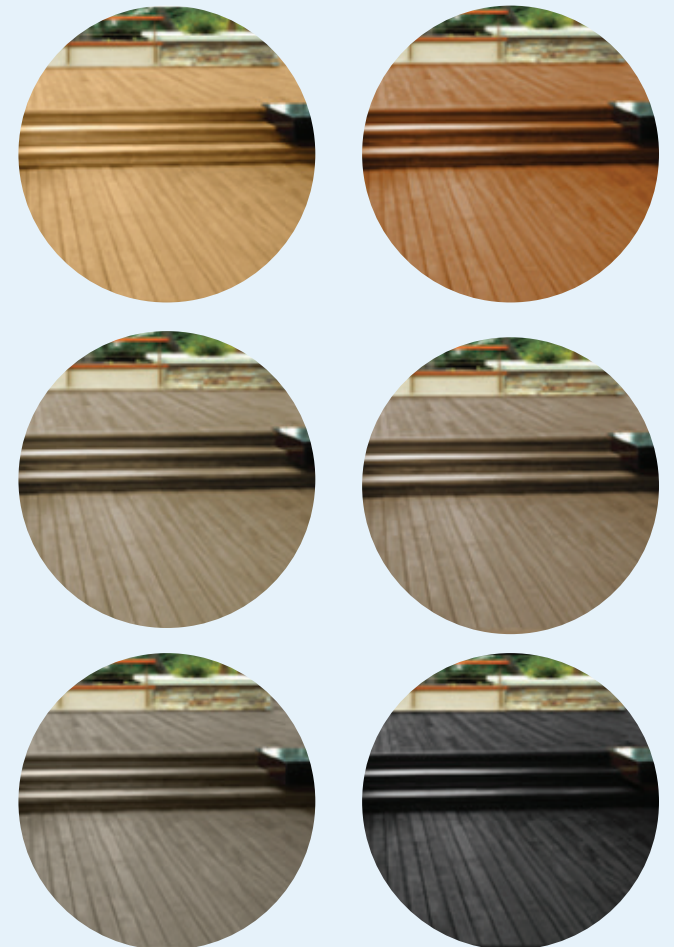
Decks & Railings

Decks are allowed for all park model cottages under the following conditions:

- a) Decks are to be constructed of treated timber or composite material and properly installed on deck blocks and built to Ontario Building Code.
- b) Wood rails are not permitted unless already installed (railing options are aluminum, topless glass, or aluminum with glass inserts).
- c) Decks must be located on the door side of the unit and a maximum of 10' wide.
- d) Appropriate building permits and corresponding drawings are submitted to township and obtained before construction.
- e) Decks and skirting may be stained with a clear or transparent natural wood colour protectant, or as listed on our wood stain colour guide. All staining must be agreed with the General Manager prior to staining. Once stained: Decks/skirting/sheds must be stained every 2 years or sooner as required to ensure property standards are met.

Please reach out to the General Manager if you are interested in adding decking or rails as some municipalities have additional restrictions on deck size and additions are subject to minimum encroachment to roads and other resort cottage owner's cottages. The General Manager will know the exact regulations at your resort. No deck or rails can be constructed prior to submitting and receiving Great Blue Resorts written approval.

Wood Stain Colour Guide



Driveways/Parking

Original driveways are created when a new site is developed to accommodate 1 vehicle or 2 vehicles if adequate space is available at the property. If extra stone is required, the resort may supply, and a charge may apply to the owner. Parking areas are not to be used for any type of storage (including but not limited to boats, trailers, RV's, ATV's etc). Storage areas are available on the resort upon request for boats and trailers.

Fences

Fences and boundary markers are prohibited.

Fire Pit's

Fire pits are allowed where the natural land terrain permits and under the following criteria:

- a) Circular or square in shape and made of heat proof painted metal, 12-14 gauge and black in colour.
- b) They must be designed for use as a fire pit, meaning no tire rings or piping and nothing hand made.
- c) They may have a brick exterior.
- d) The distance of fire pits from a deck, a building, structure, or any combustible material is minimum two metres. Fire pits are to be located safely away from combustible material including wooden decks, wooden fences, trees, and bushes.
- e) The size of the fire pit cannot exceed 3ft diameter (if space allows).
- f) Burning of leaves and garden waste is not permitted.
- g) To prevent the spread of diseases and insects, only firewood purchased at the Welcome Centre will be permitted.
- h) Firewood must be stored on the deck, under the cottage or in your approved shed and not beside the deck, on the ground or on firewood storage structures.
- i) Each season fire pits must be repainted with black stove/high heat paint.

Approved Fire Pits



Fire Pit Patio Surrounds/Patios

Patio areas to house a fire pit and seating can be built from gravel. As each cottage site and resort locations are very different, we ask that you contact your General Manager for approval on what can be built for a patio/fire pit area. The General Manager and Property Manager will then discuss the options and issue approval of a Great Blue Resorts Building Permit.

Furniture

Only movable lawn furniture is permitted on the grounds near the fire pit and must be moved by the cottage owner to allow for lawn cutting. Heavy chairs, benches, deck boxes or furniture are permitted on decks or established patios only.

Garden Beds

Cottage owners are allowed a traditional dirt garden bed or flower boxes within a 2-foot perimeter (horizontal) of their cottage. Additional gardens are not permitted. Unauthorized plantings will be required to be removed and the area returned to its original state at the resort cottage owner's expense.

Marijuana plantings are not permitted on the resort including resort cottage owner's decks.

Planters are permitted within the borders of the bed, must be black in color. The height of plants is not to be higher than the deck.

An example of an approved Garden Bed within a 2-foot perimeter:



Gazebos

A Gazebo is permitted on your deck. However, for safety and aesthetic reasons we ask that all Gazebos fall under the following categories:

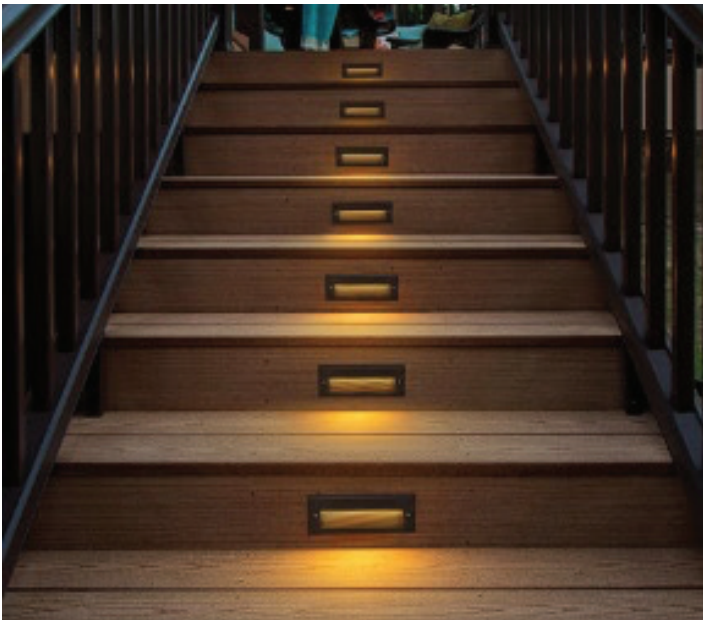
- Light weight and non-permanent and easily removable
- Purchased from a store (not hand made) and be CSA approved.
- Not be enclosed by solid walls.
- Maximum 8ft x 8ft in size and maximum of one per cottage
- Constructed of metal with a metal and/or fabric roof (No wooden structures)
- Secured to the deck to prevent wind damage.
- Must be in good condition (this is determined at the sole discretion of the resort management Team)

Note: Commercial BBQ Shelters are permitted on the deck also but must conform to the same above restrictions



Hard Tops, Sunrooms, Screen Rooms

Commercial hard roofs, sunrooms and screen rooms can be installed over existing deck structures with approval from the resort General Manager. Upon approval, the plans must be submitted to the municipality for permitting. All fees will be at the cost of the homeowner. Hard roofs are strictly limited to manufactured-engineered hard roofs and must be supplied by our approved suppliers. Timber beam, wood slate, canvas, plastic corrugated PVC, temporary roofs, cloth awnings or roller awnings are not permitted. Only resort approved manufactured screen rooms and sunrooms from Great Blue vendors are permitted - if in doubt please speak to the General Manager.

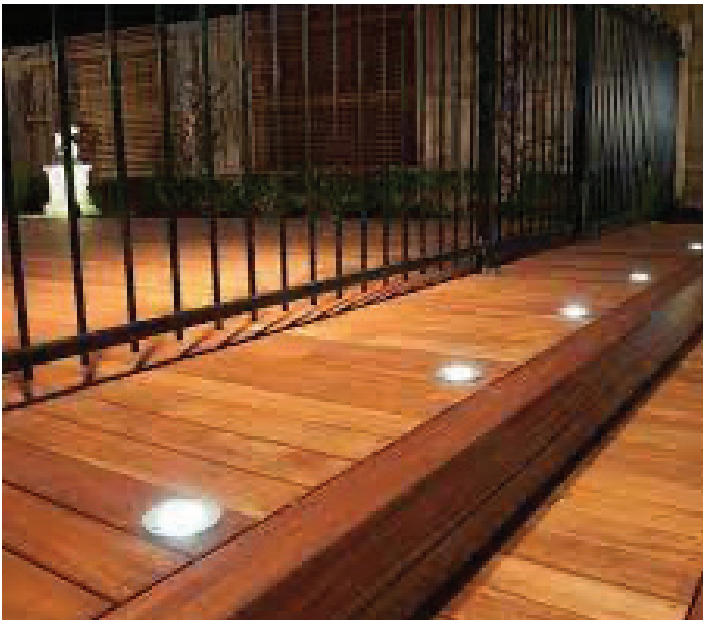


Lawn Cutting and Trimming

Lawns are cut and trimmed between Monday and Friday between 8:00am and 5:00pm (weather permitting). Lawn ornaments, planters, flowerpots, floral hanger posts are permitted on decks only.

Lighting

Outdoor ambient lighting is permitted on the deck or stairs only and is not to be hung in the trees. Permitted lights must be white or clear in colour and no string lights of any type are permitted. If you are unsure, please ask the General Manager



Privacy Screens on Decks

Privacy screens will be allowed only in certain circumstances based on the location of the Park Model cottage and the reasoning behind the application to construct. Please contact the General Manager before any screen is fitted so we can ascertain if the specific unit and lot fit the criteria.

Satellite/Internet

Satellite dishes are allowed on deck or cottage only. They are not permitted on trees. Additional posts, extensions or other structures to accommodate a dish must not affect any neighbours and must be approved by the General Manager. Only approved vendors are permitted to install satellite equipment.





*Approved Shed for Shamrock Bay Resort Only

Sheds

One resort approved shed may be added to your site either built-in to the deck or abutted to your cottage at the rear of your site. The shed may not exceed 36 sq. ft. (footprint) in size and no more than 72" high (i.e., 6x6x6). Sheds must be purchased from the resort to maintain exact style and design. Shed placement in new development areas is subject to review and approval by the development team.

Sheds may be stained with a clear or transparent natural wood colour protectant as outlined in our stain colour guide. Rubbermaid/vinyl sheds that have deteriorated must be replaced by an approved woodshed and no new Rubbermaid or vinyl sheds will be installed. Please note additional sheds will be removed and a charge of \$250 will be applied to the cottage owner's account.

Sidewalks/Pathways

Sidewalks/pathways are permitted from the parking area to the cottage and/or from the front to the back of the cottage. They are to be no wider than 36" and the only approved material is gravel and, in some cases, decorative patio stones depending on the resort's current installations. Note: If a sidewalk/pathway is installed and needs to be dug up at any time by the resort if needed, it will be the cost of the cottage owner to restore. Every effort is made to restore the area to its original state.

Signage

One personal sign is permitted and may be attached to the deck, shed or cottage only. These should be professional signs and not flags. Signs including services, retail or for sale signs are prohibited. The one permitted sign must be no larger than 18x24 or 3ft sq. Check with the General Manager for approval before purchasing any sign as unauthorized signs will have to be removed.

Actual Canada Flags are only allowed during Canada day weekend and must be removed the week following the Canada Day Weekend. All other flags are not permitted for aesthetic reasons and to maintain the resorts property standards. No other flags are permitted.



Site and Cottage Appearance

Your site is the area surrounding your cottage which includes the driveway, parking, and grass area. As a rule, there should be nothing on the grounds surrounding your site.

Outdoor decorations including patio lanterns, bird feeders, hammocks, twinkle lights, flags, windsocks, tarps, plastic plants, or trees are prohibited. Certain items are permitted on the deck like deck boxes, benches, seasonal decorations etc. so long as the general appearance is not cluttered. Please check with the General Manager if you have a specific example.

Structures

Permanent non-manufactured/commercial structures including posts, screens and fencing, attached or not attached to decks and/or resort cottages are prohibited.

Swings

Swings, patio sets are permitted on decks, with approval from the General Manager.

Tents/Inflatables

Children's play tents are allowed on the deck or lawn for play purposes only and must be removed by quiet time (11pm). Inflatables and bouncy castles allowed on grass for temporary special events and must be approved by the General Manager prior to use. No sunshades are allowed on the decks/grass.

Trees

Trees, bushes and shrubs should remain natural and untouched. Nothing is to be affixed to trees including hammocks, birdhouses, swings, artwork, patio lanterns, spotlights, string lights, flower hangers or signs. Trees are not to be cut, trimmed or vista pruned. Trees and shrubs can be planted within the 2-foot perimeter garden on the resort, with approval from the General Manager.



Example of approved deck box on deck (please keep deck boxes off the grass)



General Summary

These Property Standards are in place to help preserve the overall aesthetic appearance of the resort property, to ensure the safety of families and employees, to help preserve the value of your investment and to maintain basic requirements for our 3rd party contractors.

These Property Standards have been modified over the years and are reviewed annually.

There may be discussions whereby compliance may result in the request for the removal of items at the expense of our cottage owners, in order to comply with our overall standards and we commit to working with our seasonal cottage owners to achieve those goals.

We thank you for helping keep our properties to the standards you can expect this season and beyond.

Contractors

Resort Contractor: Installation work on a cottage, RV or site including decks, hard top roofs, sunrooms or screen rooms is only to be carried out by the resort team of approved contractors, dealers and installers.

3rd Party Contractor Requirements: If a cottage owner requests their own contractor perform work on their cottage or site, the 3rd party contractor must meet the following criteria:

- 1. Great Blue Resorts Building Permit
- 2. Copy of proof of insurance coverage
- 3. Copy of valid WSIB certificate or number
- 4. Management Sign Off approval prior to work commencing.
- 5. Stamped Engineered drawings for any structural work.
- 6. Township building permit if applicable.
- 7. Contractor does not have a negative history of work or relationships with Great Blue Resorts or other resort cottage owners.
- 8. Contractors must sign in and out each day they are on the resort and provide the Resort Welcome Centre with a contact number for while on the resort.

Process for Contracting Work

- 1. Submit a Great Blue Resorts Building Permit, engineer drawings (if required) & specifications to the General Manager and set up a meeting to review. Permits will only be valid for 90 days and no work is to be completed after October 31st.
- 2. The General Manager will either approve or deny the request within 30 days, following a site inspection. Denial will be at the sole discretion of the resort.
- 3. There may be a local township building permit required and a conservation authority approval permit required prior to anything being done on the resort. It is up to the owner to investigate and provide all permits in advance of any work being started.
- 4. The General Manager must review the plans and discuss with the Regional Operations Manager, Regional Property Manager and/or COO prior to providing approval to the cottage owner.
- 5. A 50% deposit is required at the time of the order, along with a permit application and payment to be submitted to the local Municipality Building Department.
- 6. Proof of payment and copy of the permit must be provided prior to starting work.
- 7. Great Blue Resorts will then issue a Great Blue Resorts Building Permit. The cottage owner must then display the Great Blue Resorts Building Permit in the window of the cottage prior to work starting and during the duration of the work.
- 8. If the work is going to be performed by a contractor who has been hired by the cottage owner, the 3rd party requirement criteria must be completed and approved by the General Manager.



Building Permit application

This Great Blue Resorts Building Permit Application is completed by the cottage owner for 3rd party contractor services.

Resort _____ General Manager _____

Request Date _____ Anticipated Start Date _____

Cottage Owner Name _____ Site _____

Phone Number _____ Email _____

Make & Model Cottage _____

Other Description _____

- | | | | |
|--|--|--|---------------------------------------|
| <input type="checkbox"/> Deck | <input type="checkbox"/> Interior work | <input type="checkbox"/> Railings | <input type="checkbox"/> Sunroom |
| <input type="checkbox"/> Driveway | <input type="checkbox"/> Lawn | <input type="checkbox"/> Satellite/Internet towers | <input type="checkbox"/> Trees |
| <input type="checkbox"/> Electrical work | <input type="checkbox"/> Patio | <input type="checkbox"/> Screenroom | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Fire Pit | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Shed | |
| <input type="checkbox"/> Garden | <input type="checkbox"/> Privacy Screens | <input type="checkbox"/> Sidewalk | |
| <input type="checkbox"/> Hard top | <input type="checkbox"/> Private Docks | <input type="checkbox"/> Stairways | |

Please indicate proposed work using a basic diagram showing distances to roads, nearby cottage owners and other structures

Designs for work need to be submitted for approval to resort management, in advance of work commencing. Unauthorized work will need to be removed at the resort cottage owner’s expense. Please note in some area’s decks/steps may be subject to extra approval from local conservation authorities due to being on waterfront or protected land. In order to maintain the high standard of the resorts appearance and to ensure the safety of all cottage owners and their guests as well as comply with Provincial, Municipal and Fire Regulations, this application needs to be completed and approved by the Resorts management before any work can commence.

☐ Existing Great Blue Resorts Contractor

☐ Vendor Package?

☐ 3rd Party Contractor

Contractor Name _____ WSIB # _____

Business Name _____ Business Contact Number _____

Address _____

Business Insurance Name _____ Policy # _____

Copy of Insurance is attached ☐ Yes ☐ No *(this permit is not valid without insurance details)*

Phone Number _____

Proposed Start Date _____ Proposed Completion Date _____

Is there a regulatory body that needs to provide approval? ☐ Yes ☐ No

If so, which regulatory body? _____

Is the approval attached? ☐ Yes ☐ No

Is there a warranty for the work performed? ☐ Yes ☐ No

I _____ confirm I understand the following conditions:

1. Acceptance of responsibility for any damage caused to adjoining sites while work is carried out.

2. Confirmation of acceptance that the contractor will not undertake any soliciting on the park.

3. All contractors or employees of authorized contractors must adhere to safety practices outlined in the Ontario Health & Safety Act.

4. All external work completed requires a permit from the local municipality which is to be paid by the cottage owner or owners' contractor.
The permit must be provided to the Welcome Centre before any work can start.

5. Understand construction is not permitted on weekends, Canadian Holidays and only is performed during the hours between 9:00a.m. and 5:00 p.m. Monday through Friday, unless individually authorized in writing by the resort Management.

6. Agree Great Blue Resorts will carry out inspections on completed installations to confirm all items are as agreed. Great Blue Resorts carries no warranties or claims against any work or inspections.

7. Agree it is the responsibility of the contractor to remove all waste materials from the resort and that I am responsible for disposing of waste materials off resort.

Contractor Name _____ Signature _____ Date _____

Approval Result

☐ This Building Permit has been approved.

☐ This Building Permit has not been approved for the following reason/s _____

General Manager Name _____ Signature _____ Date _____

Approvals are given within 30 days, any approval is valid for 90 days, but not later than October 31st.



Site Alteration

application

Application Date _____ Customer Number _____

Cottage Owner Name _____

(must be named on the Resort License of Occupation in order to complete this form)

Cottage Street Name and Number _____

Requested Work Description

Proposed Date for Work _____

Cottage Owner (Applicant)

Name _____ Signature _____

Approved by (Property Manager)

Name _____ Signature _____

Approval Date _____

A copy of this form signed by the property Manager must be available during all work and for a period of 60 days after the completion of the work





Great Blue

RESORTS



GreatBlueResorts.com | 1.877.814.4141



© Great Blue Resorts 2023. All rights reserved. E. & O.E.