

WELCOME TO DEBONAIR CAMPGROUND!

We appreciate your patronage and shall try in every friendly, reasonable way to make your stay at Debonair Campground both pleasant and comfortable.

This property is privately owned and the Management makes and enforces the Terms and Conditions. These Terms and Conditions take effect immediately and were written for your general welfare, safety, and enjoyment, to assure a pleasant summer vacation environment.

The Management and staff at the Debonair Campground are trained to administer our rules fairly to all guests to assure that a few thoughtless people do not disturb your summer vacation.

As used in these Terms and Conditions, the term "Management" designates the owner or manager or other agent of the owner; the term "Occupant" shall be used to mean and include the persons utilizing the campsite in the park, their families and guests where applicable; the term "RV" will be used to describe the recreational vehicle or camping unit that will be parked on the campsite.

MANAGEMENT RESPONSIBILITIES:

To protect your privacy and ensuring that your personal information remains confidential.

To enforce the Terms and Conditions of Debonair Campground and help all occupants understand the importance of observing these Standards.

To provide safe, comfortable conditions to all Occupants Debonair Campground.

To listen and respond to Occupants in a timely and direct manner.

To have cheerful employees who care about your needs and are eager to give assistance whenever needed.

To be honest, forthright and direct in all communications with Occupants.

To treat all our Occupants fairly and to give the respect you all deserve.

OCCUPANTS RESPONSIBILITIES:

To know, understand, and observe the Terms and Conditions of Debonair Campground as listed to the fullest degree, which will insure every Occupant a comfortable, happy, and carefree "vacation."

To enjoy and protect your facilities.

To have a good, safe stay and to enjoy all Debonair Campground has to offer.

To bring to Managements attention any concerns or questions.

The following Terms & Conditions are established as a condition of occupancy.

When in doubt about specific Rules please, "ASK"

Please bring all problems to our attention, as we cannot fix them if we don't know about them.

EMAIL: debonaircampground@outlook.com

PHONE: 204-347-5336

Debonair Campground Seasonal Policy – 2026

Welcome to Debonair Campground! We've created this policy to ensure a safe, enjoyable, and respectful experience for everyone. Please read carefully and share with all members of your family and guests while at the campground.

1. Operating Season & Utilities

Our 2026 season runs from 2:00 pm, April 24 to 2:00 pm, October 12.

- **Vehicle Access:** Closed during the off-season. Opening may be delayed if snow or road conditions remain soft.
 - **Utilities:** Electrical outlets and septic inlets are not available off-season. Water hookups, showers, and flush toilets are available once the system is turned on (after frost risk has passed).
 - **Septic Use:** Do not dump into Moe's Place or the Dump Station until the water system is operational. House/Office taps for Non Potable water are available during the off season.
 - **Septic Tanks:** Tanks in Horseshoe Bay, Acorn Alley, and A-Sites are left half-full over winter to prevent frost damage. Contact the office once you've filled your tank for the spring flush (included in fees). Always check tank levels before dumping.
 - **Pump-Outs:** Free pump-out begins on or after the September long weekend. Regular pump-out fees: \$75 + GST (300 gal) or \$85 + GST (500 gal). Prices subject to change.
-

2. Parking & Vehicle Permits

- **Debonair Vehicle Permits must be displayed and visible all season.**
 - No parking on roadways.
 - Use your own campsite for parking whenever possible. Do not park in vacant sites or others' driveways without permission.
 - All Guests must display a parking pass. Guests arriving without a permit must purchase a Parking Permit and register at the office, if your spare/ guest pass is in use, and park in designated lots.
 - **Highway parking is not allowed**, as it reduces pedestrian and driver visibility
-

3. Respect for Fellow Campers

We ask all campers to be considerate of others. Debonair is proudly a quiet family campground.

- NO LITTERING, damage property, or cut through other sites (including vacant or absent ones).
- Always pick up after your dog!
- Loud music, shouting, or disruptive behavior is not permitted. Please remind your children.

- Quiet Time: **11:00 pm – 10:00 am**. No generators, loud activities, or audio equipment during these hours.
 - Construction, chainsaws or loud equipment: not allowed **8:00 pm–10:00 am (weekdays)** or **6:00 pm–10:00 am (weekends)**.
 - Fireworks, firecrackers, and sky lanterns are strictly prohibited.
 - Occupants are responsible for guests' behavior.
 - Violent or threatening behavior will result in immediate eviction and possible police involvement.
 - Management reserves the right to limit the number of people on a site at any time.
 - Management reserves the right to enter any site at any time
-

4. Reporting Concerns

Please report suspicious activity or rule violations directly to management so we can handle them promptly.

- Call or text **204-793-3398** at any time while the issue is happening.
 - All reports remain **anonymous**.
 - Management may require any person to vacate the campground for 24 hours immediately upon violation.
-

5. Protecting Our Forest

Help us preserve the natural beauty of Debonair:

- Cutting, removing, or damaging live trees or brush is prohibited and results in immediate **permanent eviction**.
 - Do NOT walk or store items in brush areas.
 - Do not drive nails/screws into trees or leave cords tied tightly. Occupants must check and loosen cords regularly.
 - Report dead trees for inspection and safe removal (RVs may need to be moved at the occupant's expense).
-

6. Pets

Friendly, well-behaved dogs are welcome.

- Dogs must be leashed and not left to bark excessively.

- Owners must clean up after pets—carry disposal bags while walking.
 - Pets are not permitted in washrooms, showers, or on the **beach** (ponds and surrounding sand).
-

7. Campsite Maintenance

Keep your site neat and safe:

- Sites must ALWAYS be maintained and tidy. They should remain free of clutter or open storage.
- Campers are strictly prohibited from applying plumbing tape or glue to any water spigots or taps at their campsite.
 - If a spigot or tap is damaged and the cause is determined to be plumbing tape or glue, the person responsible (the occupant) will be charged for the repair or replacement costs
- The bush is not part of your site.
- Vegetation in gravel areas must be destroyed, not just trimmed. (Round-Up recommended if used properly.)
- Sod or loose soil not permitted on sites.
- Flowers must be in containers with bottoms, not planted directly in the ground.
- Fallen leaves must be raked by **May 15** and may not be blown into the bush. Please never throw your bagged leaves or in the garbage bins.
- Bagged leaves can be placed on your “curb” for pick up.

Neglected sites may result in maintenance fees or non renewal.

8. Guests & Occupancy

Campsites are for single-family use. The occupant is responsible for their guests.

- A second RV or tent is allowed only with office registration and fees.
 - One small sleeping tent for children/guests is free; extras are charged. Dining tents are no extra charge.
 - If you, the primary occupants are absent, inform management in advance of anyone staying on your site.
 - Guests must check in and pay any applicable fees.
 - Unregistered guests will be evicted.
-

9. Garbage & Fires

We're committed to a **clean and green campground**.

- Garbage must be bagged, tied, and placed in bins along the roadway.
 - Burning garbage and leaves are prohibited.
 - Large items (propane tanks, tires, appliances, etc.) are your responsibility to dispose of.
 - Garbage is collected Mondays (Tuesdays on long weekends). No off-season dumping.
 - Fires only in designated firepits.
 - Cooled ashes must be bagged and left at your driveway for pickup—not dumped in the bush.
 - Water balloons are prohibited throughout the campground.
-

10. Electrical Safety

- Check your outlets and plugs regularly. cobwebs, moisture and debris may cause shorts and arcing.
 - Faulty cords or hoses must be replaced immediately.
 - Use heavy-duty **10-gauge cords** (12-gauge minimum).
 - Coiled cords, “octopuses,” and open sockets are not permitted.
 - Only one fridge is allowed outside your unit (\$50 annual fee unless sheltered).
 - Old fridges must be padlocked for safety.
 - Portable heaters must never be left unattended or on while sleeping—RV furnaces are safer.
 - On 30-amp sites, never run A/C and electric hot water tanks simultaneously.
 - No heaters or A/C in sheds or gazebos.
 - Turn off A/C when leaving or set to the lowest setting if nearby. Extra fees apply for misuse
-

11. Outdoor Lighting

- Lights must be **LED**.
 - Turn off during daylight and when away (timers permitted).
 - Keep lighting soft and minimal to maintain a calm atmosphere.
 - Please loosen lights cords regularly if wrapped on a tree
 - Do NOT nail or use screw on trees.
-

12. Removing Units

If you plan to pull out your camping unit, notify management in advance. Failure to do so will be treated as surrender of occupancy, and leftover items become property of Debonair Campground 7 days after the removal of the unit.

13. Picnic Tables & Site Posts

- Remove tablecloths when not in use to prevent rot.
 - Do not drill, tack, staple, or screw into picnic tables or site number posts.
 - Please notify management when your picnic table requires maintenance.
-

14. Off-Road Vehicles

Off-road vehicles, including golf carts, are not permitted. Only staff and management may use them. Mobility scooters are allowed for those with disabilities.

15. RVs & Structures

- RVs and structures must be kept clean and in good condition.
 - Management may inspect sites at any time.
 - Tarps/covers are permitted only during off-season (not recommended).
 - Washing vehicles (except RVs) is not allowed.
 - Occupants are responsible for insuring all personal property. The campground is not liable for accidents, theft, or losses.
-

16. Eviction , Non-Renewal, & Vacated

Management may issue permanent evictions or decline to renew licenses for any policy infractions.

- Occupants have 7 days from notice to remove all possessions.
 - Damages will be assessed during this period.
 - All outstanding balances must be paid before belongings are removed.
 - Items left after 7 days become campground property
-

17. Structures

All structures require management approval.

- Unapproved or non-compliant structures must be modified or removed.

- Annual structure fees apply, except for RVs, small fridge/firewood shelters, or temporary gazebos.
 - Updated size limits for decks, sheds, and gazebos apply as of May 5, 2020.
 - See: Structures section for rates and description
-

18. Materials & Carpeting

- Permission is required before spreading gravel or other materials.
 - Once added, materials may not be removed.
 - Outdoor RV carpet is recommended; indoor/outdoor carpets trap moisture and attract worms.
-

19. Playground & Beach

Use at your own risk.

- Children under 12 must be supervised near the pond.
 - No swimming after dark, no diving, no tipping the slide.
 - Smoking is permitted in designated areas- marked with ashtrays.
 - Clean up belongings and garbage—cherry pits, cigarette butts, or glass bottles are prohibited on the beach (glass in coolers only).
 - Dogs are strictly prohibited on the beach and sand area surrounding the beach.
 - Guests must be accompanied by a seasonal camper.
-

20. Messages

Only emergency messages will be delivered to sites. The campground is not responsible for missed messages.

21. Privacy

Campsite numbers are not released without occupant permission.

22. Renewal

Licence of Occupation Agreement Forms must be submitted by **April 1** to secure your site. Full payment is due by April 15th

- Seasonal fees cover a full season as stated in Policy # 1.
 - We do not offer partial seasons.
 - Fees are NON refundable in all instances after April 1.
 - Non-renewals with storage fees must remove belongings within 7 days of opening day/ or when roads have opened for the season. (Additional storage/camping fees apply after 7 days).
 - **NSF Charge: \$75** for any returned PAD or cheques
-

23. Selling Trailers/Structures

On-site sales must be approved by management.

- Submit details with a **\$300 + GST transfer fee.**
 - Trailers must be included in the sale.
 - Trailers must be in good condition and within the age restriction in order to sell on-site
 - All included structures and site must be in good condition.
 - Approved sales are posted on the website and available by request.
 - Purchasers must be approved and pay a **\$100 + GST administration fee.**
 - All fees must be up-to-date before Occupancy Transfer.
 - Debonair Campground is not responsible for the information supplied and/or the sale, liens (if any), or for condition of trailer, etc. that is sold
-

24. Winter Storage Fee/ Deposit Fee

A \$400 Deposit is due by October 1 to store belongings and/or hold your site until April 1. If you chose to not renew by April 1, the Deposit is converted to a Winter Storage Fee.

- This payment is non-refundable after October 1.
 - Payments received by October 1 count toward next season's deposit.
 - Late payments risk loss of site and belongings (which become campground property).
-

25. Payment Plans

Debonair offers two options:

- **Time Payment Plan:** \$25 handling fee, two installments (Apr. 15 & July 1).
 - **Budget Winter Plan:** Available September/October, \$25 handling fee.
 - **NSF Charge: \$75** for any returned PAD or cheques
-

26. Cannabis

As per Manitoba law, cannabis may be consumed only by those **19+** in private areas (trailers, tents, or site backyards).

- Use with discretion!
 - Respect your neighbors. Please be mindful, there are kids everywhere.
 - Smoking/vaping cannabis in public spaces (beach, streets, playgrounds, hotspots) is prohibited.
-

27. Contact Information

Please notify us immediately of any changes to your phone, email, or address (including off-season).

28. Early Departure or Eviction

Occupants, in all instances, are not entitled to refunds or rebates for early departure or eviction.