CLRC Rules & Regulations - Key Changes Summary

Modernized Language & Structure

- Terminology updated throughout:
- "Lot" → "Site"
- "Owner" → "Shareholder"
- LIRF/SIRF replaced with Site PLAN (Site Proposal for Layout or Alteration Notification)
- Governance language updated to reflect the current Board structure
- Outdated references removed (e.g., irrigation system, workshop access)
- Cross-references and links added for clarity.
- New marina and LIRF request processes:
    - Marina Request Form
    - Site PLAN Form
    - Note: sign-in with a google account is required to complete the forms.

Financial & Administrative

- Late fees: 5% per month on overdue payments
- Board spending limit: 10% of annual operating budget or $20,000
- Rentals: Must use the official Short-Term Recreational Site License Agreement

Water & Safety

- Full alignment with CVRD watering restrictions
- Clear supervision rules for minors (under 12 must be supervised)
- Campfire rules aligned with provincial wildfire regulations

Noise & Conduct

- Defined time blocks for daytime activity, construction, and quiet hours
- Updated pet rules, cats not required to be on leash

Parking & Trailers

- Vessel trailers permitted **Oct–Apr** if not obstructing access

Marina

- New slip allocation process with waitlist and criteria
- Seasonal rental fee ($300 per season) proposed for additional small-craft slips
- Updated bow to stern/motor vessel size limits (23' x 8'6")
- Clear rules for slip termination (sale, non-use, no insurance, unapproved vessel)

Sites & Structures

- Updated unit size limits: Park Model 46', RV 45'
- Secondary RV storage expanded for sites 6, 7, 8, 15
- Clarification on protective roofs over RV.
- Seasonal site requirements consolidated for easier reference

Processes

- Site PLAN replaces LIRF with guidelines and site considerations
- Marina requests must complete a marina request form
- Enforcement process strengthened, including appeal rights
- Emergency gate procedures updated

Appendices

- Updated solicitor information
- Fencing options clarified
- Irrigation references removed

Section by Section Overview

Section 1 & 2 – Introduction & Governance

Topic	Current Rules	Draft	Difference
Board expenditure limit	Fixed $20,000	10% of annual operating budget or $20,000	Adjusts for inflation; more flexible

Section 3 - CLRC Rules

Topic	Current Rules	Draft	Difference
Park fees	No explicit late penalty	5% per month late fee; e-transfer encouraged	New financial policy for clarity and enforcement
Rentals	30-day minimum; no formal agreement	Requires use of Short-Term Recreational Site License Agreement	Adds legal protection and consistency
Watering Restrictions	Not included	Full CVRD-aligned watering rules	Compliance with regional regulations

Section 4 – Shareholder and Guest Conduct

Topic	Current Rules	Draft	Difference
Noise	Vague	Clear time blocks for daytime, construction, quiet hours	Simplified and clarified
Campfires	Includes "due care" clause	Removed (covered by wildfire regulations)	Provincial compliance
Pets	Cats must be leashed	Cats not required on leash unless problematic	More realistic
Supervision	No specific swimming supervision rules	Supervision requirements for minors under 12.	Clearer and safety focused

Section 5 - Property Use

Topic	Current Rules	Draft	Difference
Vessel trailers	Not permitted at any time	Allowed Oct 1–Apr 30 if not obstructing access	Seasonal flexibility
Parking rules	Inconsistent	Clarified by site group	Increased clarity

Section 6 – Marina

Topic	Current Rules	Draft	Difference
Slip allocation	LIRF-based	Formalized Marina Request Form, waitlist, criteria	More transparent, structured process and documentation
Additional slips	Not addressed	Seasonal rental fee ($300 proposed)	New policy
Termination	Not detailed	Clear triggers (sale, non-use, no insurance, unapproved vessel)	Stronger governance
Boat size	22' x 8' – model size, excluded deck and motor.	23' x 8'6" – all inclusive bow to stern measurement	Updated to ensure consistency of boat size

Section 7 – Individual Sites

Topic	Current Rules	Draft	Difference

Unit size	Park Model 44', RV 40'	Park Model 46', RV 45'	Aligns with newer destination trailers
Seasonal site rules	Scattered	Consolidated into one section	Clearer for buyers/sellers
Protective roofs	Vague	Clarified	Better compliance
Sheds	Basic	Multiuse shed definition	Increased clarity
Secondary RV storage	Sleeping not allowed	Sleeping allowed on sites 6,7,8,15 (no hookups)	2020 AGM motion reflected

Section 8 - Processes

Topic	Current Rules	Draft	Difference
Site Improvements	LIRF	Replaced by Site PLAN	Modernized process and improved documentation
Emergency gate		Same with clearer instructions	Minor clarity
Enforcement & communication	Similar	More structured, includes appeal rights	Easier navigation and reference. Stronger governance.

Appendices

Topic	Current Rules	Draft	Difference
Solicitor info	Outdated	Updated	More accurate
Fencing	Specific requirements	Appearance focused	More options
Irrigation	Mentioned	Removed (system no longer exists)	No longer relevant
Acknowledgement of rules	Not required	Required at sale	Ensured general understanding