



# Rental agreement

## Chalet Le Chardonnay

### WIRELESS

Network name: \_\_ChaletsVSB\_ Password: \_\_1061chardonnay\_\_

### BATHING

Here is the address of the private beach located 1 km from the chalet (Lac Jaune): at the end of rue Saindon, Chertsey, QC J0K 3K0. This is a lake without a gasoline engine.

### Kayaks

You have access to a small shed at the yellow lake, this one is used to store 2 kayaks with life jackets and paddles. It is very important to put the kayaks back in this place after use and close the padlock. The padlock code is: **0185**

The company and its team disengage themselves from all liability for accidents occurring on site with our equipment.

You are responsible for returning the kayaks and paddle boards inside the shed with their respective oars after each use.

- Children must be under the supervision of an adult at all times.
- You are responsible for wearing a life jacket when in the water.
- It is strictly forbidden to use a boat or a motor boat on Lac Jaune.
- Be safe and have fun.



## PERSONAL WATERCRAFT

If you bring a boat, you must clean it before launching to avoid any contamination from algae or invasive plants from another lake.

## OUTDOOR FIREPLACE

It is allowed to make a fire outside only, in the place reserved for this purpose. You must ensure via the following link <http://sopfeu.qc.ca/> that the sopfeu index is in the blue or green zone, by entering the location of the chalet, in the search box on the right of the page. An outdoor fire should NEVER be left unattended, you must ensure that the fire is completely extinguished before entering the chalet. It is forbidden to collect wood, grass, leaves or other natural elements on the ground to burn them. You must use the available logs for this purpose. The complete procedures are listed in the binder in the chalet, it is your responsibility to refer to it. Any negligence will be your responsibility.

## BBQ/COOKTOP

Please clean the BBQ/COOKTOP after each use.

Please note that we do not give any guarantee on operation, cleanliness or technical support for the BBQ from November to April (there is no maintenance performed during this period).

Please note that we supply propane only between the months of May to October.

## Kitchen

You will find a regular coffee maker with filters and a nespresso delonghi provided. All kitchen tools are available; crockery set, cookware, microwave, toaster. We regularly inspect the equipment and replace any damaged item.

## Rules of use of the SPA

The tenant is responsible for keeping the SPA water clean and clear during his stay, failing which an amount of \$400 will be retained for emptying and filling. In order to avoid water contamination, users must take a shower before entering the SPA. The tenant is responsible for pouring the oxidizing product (provided) into the SPA, respecting the quantities and deadlines requested. It is strictly forbidden to smoke and eat in the SPA. The consumption of liquid is authorized only in plastic or aluminum containers, for the safety of all no glass container is authorized. To protect against the risk of drowning, the Spa cover must be closed and locked immediately after use.



## WINTER SEASON

The road to the chalet is unpaved and contains hills, so a 4X4 or all wheel drive (AWD) vehicle is strongly recommended to get to the chalet in the winter season. We will not be responsible for stuck vehicles requiring the assistance of a tow truck, as well as the cancellation of your stay.

After a snow shower, you will have at your disposal a shovel and sand with non-slip gravel if necessary. The snowplow will pass twice, we ask you to move your vehicles between the two passages, to allow the snow to be cleaned properly.

## SKIING AND SPORTS EQUIPMENT

Please leave your sports equipment outside or in your vehicles.

## PARKING

Parking on the lawn is prohibited, please use the available gravel spaces.

## NO SMOKING

Smoking is prohibited inside the chalet at all times, but you can smoke outside more than 9 meters from the doors.

## CIGARETTE BUTTS

Outside, please dispose of cigarette butts in the containers provided for this purpose.

## WASTE

During your stay, take out waste, recycling and compost in the bins available at the entrance to the estate. You are responsible for putting the waste in the bins at the corner of the street for collection. Please refer to the calendar provided on site for the schedule. Out of respect for the environment, we ask that you separate recycling (blue bin), garbage (black bin) and compost (brown bin). Please refer to the list in the chalet kitchen for any questions on waste sorting.

## KEYS

In case the electronic lock does not work, you will find a key box on the post in front of the front door. The code will be available upon request. The code for the lock will be sent to you before your arrival. A \$35 fee will be charged if the main door key is lost.



## **HOUSEHOLD**

Before your arrival, the chalet and bedding will be clean and will have been inspected by the maintenance team.

## **MAINTENANCE**

Please note that it is possible that maintenance employees will come to your site for maintenance during your stay. These interventions will be as discreet as possible and only if necessary.

## **EXTERIOR FIRE**

Please note that during the winter period (November to April), we do not guarantee access to or operation of the outdoor fireplace due to weather conditions that are beyond our control. However, you will have access to a shovel if you ever want to clean the site and use the fireplace. Thank you for your understanding.

## **INTERIOR FIRE**

For safety reasons, it is strictly forbidden to collect wood, grass, leaves or other natural elements on the ground to burn them in the fireplace. Please refer to the full procedures in the chalet welcome book before lighting a fire.

## **FIREWOKS**

Are not authorized in any case, under penalty of a fine and termination of the contract.

## **WEAPONS**

The use of a firearm, air gun, bow, crossbow, paintball gun or any other weapon is prohibited.



## **DRONE**

The use of a drone or any other flying remote control is prohibited.

## **ANIMALS**

A written agreement with the owner is necessary to bring an animal. In addition, you must pick up the excrement, fees will be charged if this is not done.

## **ACCIDENTS**

We do everything in our power to make the facilities as safe as possible. During the winter season, we will ensure the maintenance of the snow as soon as possible. However, the company and its team disclaim all liability for accidents occurring on the site. Be careful and supervise your children at all times.

## **ACCESS**

The owner and his employees have at all times the right of access to the chalet and the site for checks or repairs if necessary. If necessary, the visit will be done in a respectful manner.

## **TERMINATION OF CONTRACT AND FINE**

Tenants are responsible for respecting the regulations, premises, furnishings and neighborhood. In case of non-compliance with the rules, tenants will receive a single formal notice by email in which it will be indicated which regulation is violated, if it is liable to a fine between \$300 to \$750 or eviction. They will have to comply immediately. If no response or collaboration is received 1 hour after the email is sent, the procedures will be applied. In case of expulsion, there is no refund.



## MAXIMUM OCCUPANCY

The maximum occupancy of this chalet is 10 adults (children 13 and over are considered adults), this includes people inside the chalet as well as those on the grounds of the property. The number of people allowed must not in no case be exceeded unless written agreement of the owner. Failure to respect the maximum number of people allowed as well as the loss of control of a group, whether authorized or not, will result in immediate expulsion without refund, legal proceedings, with a minimum of \$10,000 to cover moral damages caused to owners and neighbours. Property damage will be added to the lawsuit. The tenant having electronically signed this document will be held responsible and will receive the lawsuit.

## NOISE AND ORDER

From 9:30 p.m., we ask you to turn off the music and reduce the noise outside, noises likely to disturb the peace and well-being of the neighborhood are prohibited under penalty of fine and termination of contract

Intensity greater than 40 dMB = prohibited from 9:30 p.m. to 10 a.m.

Intensity greater than 60 dMB = prohibited from 7 a.m. to 10 p.m.

## EXCESSIVE NOISE

Excess noise is intolerable day and night. If there are complaints from the neighborhood for excessive noise, you will receive an email notice asking you to comply with the by-law. If the noise persists, 30 minutes after the email, an agent will go to see on the spot and will record a video of the situation. A fee of \$250 will be automatically debited from your credit card for the agent's trip. If the noise still persists, a second email will be sent to you. After 15 minutes of receiving the email, if the noise continues, you will be kicked out and another \$250 fee will be automatically charged.

## RESTRICTIONS

All games involving alcohol, beer pong or otherwise, are prohibited inside the chalets. A penalty of \$85 will be charged for any liquid left on the floors, walls and furnishings. In addition, a fee of \$85/h will also be charged for housekeeping associated with this excessive dirt.



## ALARM

In the event of an ALARM or SMOKE DETECTOR TRIGGERING, if it is a false alarm, contact us immediately at 450-501-0185 or 450-278-5811, to cancel the Fire Department or the police that move automatically. Fees of a minimum of \$150 will be charged if there is unnecessary displacement of public order services.

## TOILETS AND SEPTIC INSTALLATION

For toilet use, only toilet paper is safe for our septic installation. The toilet is not a trash can! It is very important not to put disposable wipes, paper towels, sanitary products, oils, fats or other products in it. Fees may apply if a plumber must be called to unclog a toilet or pump.

## PREPARE YOUR STAY

### INCLUDED FOR YOUR CONVENIENCE:

Bedding

Bath towels, hand towels, dish towels

Kitchen and bathroom cleaning products

Toilet paper, hand soap, paper towel

Hair-dryer

Fan

BBQ/Cooktop and propane

Necessary for the fire: Logs, firelighter, newspapers and lighter (for the safety of children do not leave lighters or matches at their disposal)

## YOU MUST BRING

Soap and shampoo without phosphorus and personal effects

Soap without phosphorus to wash your clothes

Food

Beach towels (if you wish to use the private beach)  
child safety we do not leave lighters or matches in the chalet

Your own pillow (If you have a special need for thickness and firmness)



## TO GET YOU

ADDRESS: 1061 rue du Chardonnay, Chertsey, QC J0K 3K0

- Use Google Map by entering Chalet Chardonnay Chertsey

## UPON YOUR ARRIVAL

Arrival time is 4 p.m.

The main door is equipped with a keypad and the code will be provided to you by email the week of your arrival.

The alarm system is programmed to deactivate remotely for 4 p.m. If you arrive early, please call us to turn it off.

If you have any questions, please refer to the on-site binder which contains information about the chalet.

## PREPARE TO LEAVE

### 1-Garbage:

- Take out trash, recycling and compost in the bins
- Separate recycling (blue bin), garbage (black bin) and compost (brown bin)
- Do not leave garbage in a bag outside, it attracts wild animals

\*Fees will be charged for sorting or cleaning, at the rate of \$85/h.\*

### 2-Bedding:

- Remove sheets and pillowcases from used beds; put at the foot of the bed ·

### LEAVE THE DUVETS AND COVERS ASSEMBLED

- Place used towels in front of the laundry room

### 3-Kitchen:

- Organize the kitchen
- Wash your dishes

### 4-Departure:

- 11:00 AM maximum

\*Additional costs may be charged to you, if there is a delay on your part.\*

### 5-At the start:

- Close windows
- Turn off the lights
- Return the heating to 19 degrees, in winter
- Lock all doors including patio doors & FRONT DOOR.
- Put the key back in its box, if you used the emergency key





## FEES AFTER YOUR DEPARTURE

Our team will inspect the chalet. Cleaning is included in the price of your rental. A fee of \$100 will be charged for non-compliance with the departure instructions as well as \$85/h for any additional cleaning of excessive dirt, non-compliance with tasks or waste on the ground, including cigarette butts.

Refer to municipal regulations at all times (see appendix). THANKS !  
Have a good stay and think about safety at all times.

Your name  Ziad Ferzli

Your email address  ziad.ferzli@gmail.com

Your phone  647-669-4455

Today's date  16-08-2023

Arrival date at the chalet  20-08-2023

I accept and undertake to respect all the clauses of this contract.

Signature: \_\_\_\_\_

I agree that all costs relating to breakage, non-compliance with regulations and missing items will be taken from the security deposit. SIGNATURE: I have read and agree to abide by the regulations as well as the conditions mentioned in the rental agreement document, detailed above. I also undertake to reduce noise between 9:30 p.m. and 10 a.m.

Signature: \_\_\_\_\_

I have read and undertake to comply throughout my stay with the municipal regulations presented in the appendix.

Signature: \_\_\_\_\_



## TOURIST RESIDENCE CONDITIONAL USE REGULATIONS

MUNICIPALITY OF CHERTSEY

### Responsibilities

The owner, landlords and persons to whom the tourist residence has been rented each have a share of responsibility for any contravention of municipal by-laws. On the one hand, the responsibility of the owner boils down to the transmission of municipal by-laws to the tenants and compliance with the provisions of this by-law, while that of the tenant consists in respecting the rental agreement and avoiding any nuisance.

### Summary of applicable regulatory provisions

- 1 Maximum capacity**  
No more than two (2) people per room, except for children under twelve (12) years of age. No devices used to sleep persons may be outside the rooms.
- 2 Recreational vehicle, tent, trailer and other similar device**  
During the rental period, the use of recreational vehicles, tents, tent-trailers and other similar devices is prohibited.
- 3 Watercraft**  
Tenants are prohibited from bringing their own boat; Only boats provided by the owner are allowed and must be washed.
- 4 Nuisance**  
The land must be free of any nuisance, in accordance with the nuisance regulations in force.
- 5 Parking**  
It is forbidden to park all motorized vehicles in the margins of the land and the right-of-way of the public road.



### Offences & penalties

Every person who contravenes any of the provisions of the municipal by-laws is guilty of an offence and is liable to a fine with costs, without prejudice to any other remedies that may be exercised against him.

If the offence continues, the penalty for that offence may be imposed cumulatively for each day that the offence continues.

### Regulation

This document does not replace the current regulations. This is a summary listing certain regulatory provisions found in [Conditional Use Regulation 627-2021](#).

It is strongly recommended to consult it in its entirety on the website of the Municipality of Chertsey.

For more information, please contact the Urban Planning and Environment Department [\(450\) 882 2920, option 3](tel:450-882-2920) or [urbanisme@chertsey.ca](mailto:urbanisme@chertsey.ca)












# TOURIST RESIDENCE NUISANCE REGULATIONS

MUNICIPALITY OF CHERTSEY

## Summary of applicable regulatory provisions

- |   |  |   |
|---|--|---|
| 1 | <b>Fireworks (fireworks)</b><br>The use of firecrackers or fireworks is prohibited.  |    |
| 2 | <b>Fire</b><br>It is prohibited to light a fire in a private place without the authorization of the municipality. Exception if it is a lamp as defined in the Outdoor Lights Regulation 557-2019. Please contact the Fire and Public Safety Department - <a href="tel:4508822920">(450) 882-2920, option 6</a> |    |
| 4 | <b>Light</b><br>It is forbidden to turn on a light likely to reflect outside the property.   |    |
| 5 | <b>Waste bin</b><br>It is prohibited to dispose of such bins in such a way as to constitute a nuisance for the use and maintenance of public roads, bicycle paths, pedestrian paths, sidewalks and fire hydrants.  |    |
| 6 | <b>Watercourse</b><br>It is prohibited to throw any object, material or substance into watercourses.   |  |
| 7 | <b>Nuisance on property and public place</b><br>It is forbidden to throw rubbish, glass, glass shards, empty bottles and any other harmful or unhealthy material on private property and a public place.   |  |
| 8 | <b>Gaming house</b><br>It is forbidden to keep a gambling house.   |  |

## Offences & penalties

Every person who contravenes any of the provisions of the municipal by-laws is guilty of an offence and is liable to a fine with costs, without prejudice to any other remedies that may be exercised against him.

If the offence continues, the penalty for that offence may be imposed cumulatively for each day that the offence continues.

## Regulation

This document does not replace the current regulations. This is a summary listing certain regulatory provisions contained in the [Nuisance By-law 552-2019](#).

It is strongly recommended to consult it in its entirety on the website of the Municipality of Chertsey.

For more information, please contact the Urban Planning and Environment Department [\(450\) 882 2920](tel:4508822920).





# TOURIST RESIDENCE REGULATION ON OUTDOOR LAMPS

MUNICIPALITY OF CHERTSEY

## Responsibilities

During any open fire, anyone who started the fire will need to ensure that a responsible person is constantly monitoring it and may be able to extinguish it quickly (a water supply or a functional chemical extinguisher). This person will not be able to leave the premises until he has ensured that the fire is completely extinguished.

It must also, at all times and before proceeding with the burning, check the fire danger index with the Société de protection des forêts contre le feu (SOPFEU).

Obtaining authorization to start a fire does not relieve the applicant of liability in the event that damage results from the fire so lit.

## Summary of applicable regulatory provisions

### Prior authorization

- 1 Only the following lights do not require prior authorization from the Municipality:
  - Fires in a structure equipped with a chimney or a mesh spark arrestor whose openings are less than one (1) centimeter (example: fireplace);
  - Fires in metal containers with mesh spark arrestor lids with openings less than one (1) centimeter (example: barrel);
  - Fires made on mineral beds whose perimeter is free of any plant or flammable material (the height not exceeding 1.5 meters and the area not exceeding 1.5 meters x 1.5 meters).

All other lights require a valid authorization for a period of seven (7) days. **Prohibited fires**

- 2 It is forbidden to light any outdoor fire if the fire danger index of the SOPFEU is very high or extreme and to light an outdoor fire on mineral bed when the wind speed exceeds 25 km/h.

### Permitted materials

- 3 All residual materials, except branches, trees or fallen leaves, are prohibited.



## Offences & penalties

Every person who contravenes any of the provisions of the municipal by-laws is guilty of an offence and is liable to a fine with costs, without prejudice to any other remedies that may be exercised against him.

If the offence continues, the penalty for that offence may be imposed cumulatively for each day that the offence continues.

## Regulation

This document does not replace the current regulations. This is a summary listing certain regulatory provisions contained in the [By-law relating to outdoor fires on the territory of the municipality of Chertsey 557-2019](#).

It is strongly recommended to consult it in its entirety on the website of the Municipality of Chertsey.

For more information, please contact the Urban Planning and Environment Department [\(450\) 882 2920, option 3](tel:450-882-2920) or [urbanisme@chertsey.ca](mailto:urbanisme@chertsey.ca)



## TOURIST RESIDENCE APPLICABLE REGULATION BY THE SÛRETÉ DU QUÉBEC

MUNICIPALITY OF CHERTSEY

### Responsibilities

At all times and in all circumstances, the owner or lessee is responsible for the condition of his property or leased property, even if the property is leased, occupied or otherwise used by third parties and is therefore subject, in the same way as such third parties, to the provisions of this Regulation.

At all times and in all circumstances, the co-owners or co-holders of the lease are jointly and severally liable for the condition of the property, any person may be prosecuted under this Regulation.

### Summary of Applicable Regulations - Noise

#### General

- 1 It is prohibited to make, provoke or incite to make noise that may be perceptible beyond the limits of the land where the origin of the noise is located and that is likely to disturb the peace and well-being of citizens.

#### Voice, music and sound apparatus

- 2 It is prohibited to make or allow excessive noise to be made with one's voice, with a musical instrument or with a device that amplifies the sound and that may be perceptible beyond the limits of the terrain where the origin of the noise is located and which is likely to disturb. peace and the well-being of citizens.

#### Noise emanating from a boat

- 3 It is prohibited to make or permit excessive noise emanating from a watercraft by means of devices that amplify the sound so as to disturb the peace and well-being of citizens.

### Offences & penalties

Every person who contravenes any of the provisions of the Regulation is guilty of an offence and is liable to a fine with costs, without prejudice to any other remedies that may be exercised against him.

If the offence continues, the penalty for that offence may be imposed cumulatively for each day that the offence continues.

### Regulation

This document in no way replaces the *Regulation respecting nuisances, peace and good order, applicable by the Sûreté du Québec 198-2018*. This is a summary listing certain regulatory provisions.

It is strongly recommended to consult it in its entirety on the MRC de Matawinie website.

For more information, please contact the Planning and Environment Department (450) 882 2920, option 3 or [urbanisme@chertsey.ca](mailto:urbanisme@chertsey.ca)