



Hillside Lake Park

Recreation Inc.

Frequently Asked Questions about 10 Month Development

- 1. Hillside has year round living, why can't we stay for 12 months of the year?** The only area in the park zoned for year round living is the mobile home area. The rest of the park is zoned as seasonal recreational use only.
- 2. Is there a chance the 10 Month area will ever become year round?** This area was designed strictly to be used for seasonal recreation, at no time is it to be used as your permanent residence it will not be rezoned to year round.
- 3. Is this an Adult Only Area?** While these units typically attract snowbirds and a more mature clientele, families looking to make use of a vacation property find there is lots to do here at Hillside.
- 4. Is there school bus pick up for kids?** No. Only kids in the Mobile Home areas qualify for bussing transportation to schools. Since the 10 Month Area is seasonal recreation and cannot be your permanent residence kids are not allowed to use bussing services.
- 5. Can I rent a Trailer Site and stay at Hillside on a camping site for the 2 months I need to be out of my 10 Month Unit?** You must vacate your 10 month unit for 2 consecutive months and many not reside anywhere else on the property during those 2 months.
- 6. I only use my 10 Month Unit for 6 months, can I rent it out for the remaining 4 or allow family to use it ?** No. Hillside does not allow subletting of any kind in any areas of the park. We do not allow sharing of sites or units.
- 7. Are Taxes on the Northlander Units, separate from the Property Taxes?** Yes. Clients are only charged the amount specified by MPAC for the size of their unit. Clients don't pay property taxes.
- 8. Can I bring my own Northlander or Park Model Unit into the 10 Month Development ?** Only units ordered from Hillside are eligible to be in the 10 Month Area. **Why ??** We have gone to great lengths and taken extra care working with Northlander to ensure that these units are designed and built with necessities to endure the cold winter months and hot summers.
- 11. Can you give me an exact price ?** Every customer that comes to us is unique and has different needs. Likewise each and every Northlander unit is custom built to match the clients wishes. This is a long process that involves detailed meetings and a trip to Northlander Industries as well. An approximate price is given to all potential clients. Our prices are very competitive, and quotes are only given once a deposit is put down and plans are selected.
- 12. What are the Fees for the 10 Month Area and when is it due ?** There is a one time seasonal fee due January of each calendar year. Monthly fees would include hydro, propane, etc.
- 13. Can I have Internet / Phone Services ?** Yes. While Hillside doesn't supply internet services outside of the office several customers have found some of the major carriers that work very well. (Rogers, Silo, Megawire etc.) Phone service is offered through Bell Canada, as of yet this area does not have cable. Satellite services with many suppliers are available as well.
- 14. We really want in this area, but have 2 more years to work before we retire, can we hold a site ?** Yes a small deposit holds the site of your choosing for up to 1 year. On the anniversary date you have the choice to either renew for another year or build. All deposits paid come off of the price of the unit. Deposits are non refundable.
- 15. Can I bring my trailer and take a site in the 10 Month Area ?** The 10 Month area is available for park models purchased through Hillside only. In our opinion, trailers (even those with winter packages added) aren't designed to withstand a Canadian winter.
- 16. Can any site in the park become a 10 Month Site ?** No. Once the area is full there will be nothing else available for 10 Month sites. At that point the only way to get in would be to purchase an existing unit that is for sale.