

SEEDRIORU REGULATIONS

INTRODUCTION

1. Seedrioru was purchased and developed by the Estonian Societies of Hamilton, Kitchener, London and St. Cathrines. The land, buildings and installations of Seedrioru belong to the Estonian Summer Camp Society Inc., and are destined for the use and benefit of Seedrioru community, consisting primarily of members of the above mentioned Estonian societies.

2. The objective of Seedrioru is to maintain a permanent summer camp for youth of Estonian heritage, primarily belonging to the Seedrioru community, in order to promote and foster Estonian culture in a broader sense.

3. The owner of Seedrioru, The Estonian Summer Camp Society Inc., is represented by a Board of Directors (hereafter referred to as the Board) who has the task of responsible and orderly maintenance of Seedrioru properties, and therefore has enacted the following compulsory regulations:

GENERAL RULES.

4. All land, goods, and natural resources of Seedrioru are private property, the utilization and exploitation of which is subject to supervision and regulation by the Board.

(a). The leaseholders of private lots, that have been separated from public areas, are subject to terms and rules by a lease. The lessees are entitled to, for recreational purposes, use of all areas of the Seedrioru community, as regulated by the Board.

(b). Other members of the Seedrioru community are also welcome to the same privileges as visitors at all times, being subject to the General Rules.

(c). During the annual Midsummer Festivities, Seedrioru will be open to all visitors, as regulated by the Board.

(d). The Board may enter into contracts with organizations, institutions and individuals outside the Seedrioru community, for short term ad hoc rentals of Seedrioru public areas and buildings for a mutually agreed fee. The renter has to bear the responsibility for all actions and behaviours of his guests, and is obligated to compensate for all damages or losses caused by them.

THE USE OF SEEDRIORU PUBLIC AREAS.

5. MOTOR VEHICLES.

In general, all motor vehicles operating in Seedrioru, are meant for transportation, not for joyrides. All vehicles, including mopeds, snowmobiles etc., have to be registered according to the Ontario Highway Traffic Act. Also, legal requirements regarding drivers licensing and insurance coverage for public liability and property damage have to be met.

2.

For public safety and peace on Seedrioru private property, the following restrictions apply:

ROADS

All vehicular traffic is limited to existing thoroughfares leading from the entrance gate to the main building, and to the connecting roads between summer cottages.

SPEED LIMIT.

16 km. or 10 miles per hour.

PARKING.

Allowed only in areas that have been assigned and properly marked for that purpose. Seedrioru is not responsible for any damages or losses to cars or other properties that may have been caused, regardless of circumstances, or by whom.

FORBIDDEN AREAS.

(NO DRIVING OR PARKING) in the field between memorial monuments, the swimming pool area, athletic field, amphitheater, and summer camp cottages.

EXCEPTIONS

The Board may allow exceptions to these restrictions, if requested by a member of the Seedrioru community, provided that public safety and peace are not affected.

6. DOGS.

Restricting the movement of dogs in all areas of general use is the responsibility of their owners. Particularly, the swimming pool area is at all times banned to all pets. Also, areas surrounding childrens' cottages and the main building during the camping season. No dogs are allowed, during programmed events of the Midsummer Festivities, at the amphitheater and the memorial areas.

7. CAMPING.

During Midsummer Festivities visitors may raise their tents in the areas assigned by the parking attendants. At other times, all visitors outside the Seedrioru community, will have to obtain permission from the Board or its representative. A camping fee may be charged from all outsiders, as posted at the gate house and the main building.

8. CAMPFIRES.

Provided that there is no public announcement prohibiting open fires, camp fires are permissible during Midsummer Festivities only in the parking areas, and subject to the approval of parking attendants. At all other times camp fires in the parking areas have to be approved by the Board or its representative. Seedrioru property, such as logs, etc., are not to be used for that purpose, and the campfire has to be under constant surveillance in order not to create a fire hazard or become a nuisance to other visitors and members of the community. During the childrens summer camp season no campfires are allowed near the childrens' cottages.

9. SWIMMING POOL.

The use of the swimming pool is strictly regulated as posted at the pool fence gates. During the summer camp season, the pool is primarily for the use of children registered at the summer camp.

10. SAUNA.

The use of the sauna is regulated by the Board, who will arrange for the heating, scheduling, and deciding the rate of its use.

11. COMMON RULES.

- Public use of alcoholic beverages is prohibited.
- Adherence to regulations, tidiness, respecting the wellbeing of others, and safeguarding of Seedrioru properties, is mandatory to visitors as well as members of the Seedrioru community.
- During the summer camp season, the administrator of the camp is authorized to apply special regulations for the use of public areas of Seedrioru, and supervise compliance to these regulations.

SEEDRIORU SUMMER CAMP.

12. As the organizer of the Seedrioru summer camp, the Board assigns a camp administrator and nutritionist. The rest of the personnel is replenished by the Board in cooperation with the above mentioned appointees.

13. The administrator organizes and directs the educational program, and is responsible for discipline, safety and general well-being of camp participants.

14. As a trustee of the Board, the administrator may exercise authority over the public areas, as deemed necessary for a successful camping season.

15. Summer camp staff is subordinated to the administrator, and is expected to be devoted to the execution of all scheduled activities. They are expected to be role-models to their wards.

16. Parents may visit their children at the summer camp on Saturdays and Sundays. If a parent wishes to take the child temporarily out of the camp, the child's counselor has to be notified ahead of time. There is to be no visiting of children at meal times.

17. Persons not involved with the camp, are not allowed to be in childrens' cottages, the main building, kitchen, swimming pool, athletic field, and other areas of camp activities.

18. During camp season, the sauna is primarily assigned for camp participants. Others are allowed to use it on Saturdays as scheduled. Exceptions can be made by the camp administrator.

19. The administrator has the right to send a child home, if the child's behaviour harms or seriously disturbs the regular activities and discipline of the camp. The same right of the administrator applies to the personnel of the camp. Before a decision to send someone home, the administrator has to consult the Board.

LEASEHOLDERS OF PRIVATE LOTS.

20. The rights and obligations of the Board as lessor, and the lessee, are specified in the statutory lease agreement called "Indentures", that are herewith complemented by these regulations.

21. The lessee has to maintain his lot in a well-kept state, that is not detrimental to the overall appearance of Seedrioru. Since the lots are primarily designated for summer vacations, the upkeep comprises the land as well as dwellings. Lawns are to be mowed at least twice during each season.

22. Before applying for an official building permit from the County, a lessee has to obtain the Board's approval for any renovation or construction project, including wells and other installations.

23. All natural resources, such as soil, sand, gravel, turf etc., are the property of Seedrioru. The lessee can utilize these as needed only in the limits of his own lot.

24. With consent of the Board or its representative, tools and equipment belonging to Seedrioru may be used for a nominal fee. The Board or its representative may void the charge, if circumstances warrant it. All borrowed items shall be returned promptly and in good working condition to their designated storages.

25. The Indenture provides that connecting roads and bridges between individual lots be maintained by the lessees. For practical purposes and with consent of the lessees, this obligation has been taken over by the Board, who will be responsible for necessary roadwork, chargeable to the affected lessees.

26. In the interest of public order and tranquility, a lessee has to assume responsibility for the behavior of his family and visitors during gatherings and parties on his parcel, so as not to become annoying to his neighbors and users of Seedrioru public areas. This regulation applies especially when the summer camp is in session.

27. Utilization of Seedrioru public areas and facilities (sauna, swimming pool, etc.) by outsiders, is permitted only in the presence of the lot leasers who invited them. The regulations for use of Seedrioru public areas (Article 5-11) have to be respected.

28. During the yearly Midsummer Festivities the lessee, his family members, and guests have to comply with rules and regulations adapted by the Board for this occasion.

29. To foster closer relationship and smoother cooperation between the Board and the lessee, a representative body is elected by the lessees.

30. Since all of the Seedriuru areas and benefits are available to lessees' enjoyment, the lessees are obligated to spend one workday a year per each lot they rent, for the maintenance and welfare of Seedriuru.

*** These Seedriuru Regulations have been enacted by the Board of Directors on June 16, 1995, as substitutes to previous Regulations, adapted on Dec. 8, 1968, including subsequent amendments.

***These Seedriuru Regulations are publicized by distributing copies to all active members, all lessees, and by posting at the main building and other announcement boards.

***Addition: Reg. 30. The Boards' proposal, enacted by the General Meeting in 1990.

***Addition: Reg. 21, on the subject of lawn mowing, enacted by the General Meeting in 1992.