



Oakwood Park Association Inc.

CODE OF CONDUCT - 2023

Oakwood Park is mandated, through our By-laws, to promote environmentally responsible practices, to promote activities for the securing of Oakwood Park and to own and manage all common elements and assets. This Code of Conduct outlines expectations for all residents, their families, their guests, and renters, to ensure the safety and quiet enjoyment for all.

It is the responsibility of all OPAi residents to ensure your family, guests and renters are aware of these expectations and the relevant By-laws of the Municipality of South Huron which address occupancy limits, open fires, fireworks, dogs, and noise. **PLEASE POST AND SHARE PROMINENTLY.**

1.0 BEACH AND WATER

1.1 The beach dunes and grasses are PRIVATE PROPERTY and should not be tampered with at any time. No machinery, construction or foot/vehicular traffic should disturb the sand dunes or grasses. Nor should the dunes be used as a bathroom or a place to store beach paraphernalia such as paddleboards, chairs, or personal equipment. Please respect this precious natural resource that includes endangered species, such as the hog-nosed snake.

PRIVATE PROPERTY signs on the beach have been posted to educate visitors that our Oakwood Park beach is privately owned and, although visitors are welcome to walk along the shoreline, they are not permitted to rest/loiter in place.

1.2 Access to the beach - Unless you own a lakeshore property, access to the beach is by any OPAi-designated access path with a wooden walkway ONLY.

1.3 Inappropriate behaviour on the beach - If attempts at a calm and respectful dialogue with persons displaying irresponsible, careless or lawbreaking behaviors are not effective, or cannot be done safely, use your judgement in calling O.P.P. The following South Huron resources may be helpful:

- SH By-laws: [By-laws - South Huron](#)
- Problems can be reported at: <https://forms.southhuron.ca/Report-a-Problem>
- For after-hours assistance during evenings, weekends, or statutory holiday: 519-235-0310 extension #7

1.4 There are no lifeguards on the private beach along Oakwood Park. We recommend that you never swim alone – Lake Huron is a moody and powerful lake and often has a strong undertow even when the surface does not seem overly rough. Keep an eye on the flags on the main beach in Grand Bend to indicate the degree of risk, and water quality.

- Beach Warning Flags: www.lambtonshores.ca/en/explore-and-play/beach-safety.aspx
- Beach Cams: www.lambtonshores.ca/en/explore-and-play/grand-bend-beach-cams.aspx
- Beach Water Quality: www.lambtonshores.ca/en/explore-and-play/beach-water-quality.aspx

1.5 Federal Marine Law requires boats and other motorized watercraft to leave and approach the shoreline at a 90-degree angle to the shore with absolutely **no wake within 100 meters of shore**, or well beyond the sandbar where people are swimming. The OPAi buoy markers denote this area. The craft should move in and out, straight from the shoreline, and not cut across on an angle. Users of personal watercraft are asked to pay particular attention to these laws to ensure that they do not become a safety hazard or nuisance to those swimming in the water or sitting on the beach.



1.6 Glass containers of any kind on the beach are discouraged, as broken glass is a hazard to barefoot beachgoers, and children playing in the sand.

1.7 Garbage. Everyone is required to clean up after themselves on the beach – take everything away with you. **DO NOT** leave or bury trash on the beach.

1.8 Small, confined beach fires are permitted as defined in the South Huron Burning By-Law 51-2008. These should be constructed out of the way of the most likely paths of pedestrian traffic, and well away from homes and potentially flammable grass. Dig a pit for your fire to make it easier to cover up with sand when you're finished. Beach fires must be **completely doused** with water before being abandoned. Do not leave a fire with burning embers or a hole into which someone could fall in the dark. If South Huron declares a Fire Ban or Fire Risk Emergency, then beach fires are not permitted until the ban is lifted by the Municipality of South Huron. Open fires are not permitted on residential property.



2.0 ROADS

Collectively we own the roads in Oakwood Park. We need to take care of them, while ensuring the safety of all.

2.1 No Parking – No cars may park on or along the sides of ANY OPAi roads. Our narrow roadways must be kept clear for emergency vehicles and for the safe passage of all traffic, pedestrians, and cyclists. Property owners must ensure that they provide sufficient parking on their property for all their needs.

2.2 Walking and Cycling in the Park – Ontario traffic regulations require pedestrians to walk on the left-hand side of the road when facing traffic when there are no sidewalks (as is the case in Oakwood Park). Cyclists are required to ride on the right side of the road with the traffic.

2.3 All motorized recreational vehicles (MRVs) using OPAi roads (including but not limited to golf carts, motor bikes, and segues) are the responsibility of the owner to ensure they are adequately insured, operated in a safe manner according to the rules of the road set out by the Ministry of Transportation, and registered, or renewed annually, with OPAi. MRVs may park temporarily (i.e., not overnight) at beach accesses on the far edges of the pavement if no traffic, property or emergency vehicle access is impeded, and they are NOT on private home/cottage property. MRVs are not allowed on the beach access walkways, in the dunes, or on the beach itself.

2.4 Throughout the year, various contractors are hired on behalf of residents to complete a variety of tasks on common elements and assets of Oakwood Park. Should there be a concern about the activity of a hired contractor, residents should approach the Board, via a member-at-large. Chastising or harassing individual contractors or property owners directly will not be tolerated.

2.5 Speed Limit throughout the Park is **20 km/hr. NO SPEEDING.** Watch for children, cyclists, and pedestrians at all times.

3.0 SECURITY

Privacy, safety, and quiet enjoyment of our properties are a top priority.

3.1 Park Gates: To maintain the privacy of Park residents and the quiet enjoyment of our properties, we have a gate system that enables property owners, visitors, and contractors to access Oakwood Park. Each property owner has 3

methods to enter the main gate: 1. an RFID (Radio Frequency Identification) Tag, which hangs from your rear-view mirror or dash area to open the main gate only.

2. Fob, which opens both the pedestrian gate and the main gate by swiping the fob at the card reader on the island.

3. The MyQ Community Mobile Phone App, which is owned by LiftMaster, the manufacturer of our gate system and costs \$20 per year.

When visitors arrive at the main gate, the visitor can access a property owner's name on the Directory screen, call using directory controller and then let the visitor into the park, by pressing 9 on the phone which connect with the gate controller. For gate details, FAQs and videos visit: www.oakwoodparkassociation.com/gate/

3.2 Tailgating: To avoid tailgaters, we have installed speed bumps beyond the directory screen and before the main gate. This is to prevent damage to the gate that has occurred on multiple occasions, often due to tailgating. The damage has been both costly and time-consuming. The surveillance camera is being used to identify people causing damage and pursuing compensation for damage.

4.0 CONSTRUCTION

Many of our Park residents are only able to enjoy their properties during the summer months. When major construction is planned, please:

- **DO NOT PLAN OR UNDERTAKE CONSTRUCTION DURING JULY AND AUGUST**
- **Notify the OPAi Board of Directors with the start and anticipated end dates of your construction project.** This will allow the Roads Director to assist in determining the best road access for construction vehicles and advise of the handling of damages caused by the build, to maintain the integrity of the park.
- **Should roads need to be blocked** anytime during the construction period, the Owner is responsible for notifying the OPAi Roads & Beaches Director and any other residents affected, in advance, and the Owner must be prepared to have the blockage removed promptly for residents or emergency vehicles requiring access. Roads may not be blocked (even partially) during garbage collection periods which, at the time of writing, is Tuesday mornings.
- Heavy trucks and equipment must not be parked on OPAi roads or road allowances due to the relative instability of the ground in these areas. These vehicles should be parked on the Owner's property.
- **If selling your property**, please advise real estate agents and new owners of these construction requirements.

5.0 GENERAL

5.1 Property Rentals – Increasingly, OPAi properties are being rented which can become problematic for neighbours and the entire Park (e.g., excessive noise, partying, parking). It is recommended that rentals be **for a minimum of one-week duration** and to **single family renters**. **Renters should be fully informed and aware of this Code of Conduct.**

5.2 Dogs and other pets must be always kept under the control of their owners whether on the beach or Park roads. Dogs that run up to other people without permission are NOT in control. If not in control, dogs MUST be leashed. Pet owners must clean up after their pets and ensure that there is no undue barking disturbing the neighbours. Do not leave your dog barking inside or outside while you are at the beach. During the summer, it is advised to keep dogs off the beach between the hours of 10 AM and 6 PM, unless visiting for a quick, cool-off swim. Remember to **pick up after your pet and take it home – ALWAYS!** It is not appropriate to leave your dog bags in the garbage receptacles of others in the Park, some of which may not be emptied for several weeks.

5.3 No fireworks or firecrackers should be used except on designated holidays (i.e., May 24th, July 1st). They cause undue fright and injury to unsuspecting people and pets in addition to being illegal. All fireworks garbage must be disposed of properly, especially sparklers as they are a hazard to bare feet.

5.4 Plants & Trees - If you feel there is a need to cut down trees that are on OPAi property, please contact a member of the Board. **DO NOT PROCEED INDEPENDENTLY.** When planting on your property, please choose indigenous options.

5.5 Garbage Bins – Raccoons are regularly accessing and making a mess of our grey garbage bins when left curbside overnight. Bins should be placed curbside **on the morning of garbage pick-up by 8 am.** Property owners who are absent on the day of garbage/recycling pick-up should take any human or pet food waste home with them or arrange for someone (i.e., a neighbour) to put their garbage out on the day of pick-up and subsequently pull the bins back from the road to a location close to the house. For health and safety reasons, nobody will pick up any mess raccoons might make with your garbage.

Revised May 2023