SAUGEEN COTTAGERS' ORGANIZATION INC. (SCOI)

Representing the South Sauble Cottage Association, the Block B Cottage Association and the French Bay Beach Association

WINTER PATROL COTTAGE SERVICE CONTRACT

General

It is understood that the protection of cottages owned by the members of each Association is the responsibility of the Tenant; however, the Winter Patrol Cottage Service will assist each Tenant in an effort to maintain a damage free cottage during the months of October through April.

Definition of Damage

For the purpose of this contract, damage is defined as the mistreatment of a cottage or outbuildings caused by vandalism, burglary and /or acts of God (i.e. winds, snow, animals etc.)

Services to be Provided

With this understanding, Property Checks hereby enters into contract with the **Saugeen Cottagers' Organization Inc. (SCOI)** to provide a Winter Patrol Cottage Service to each Association and their cottage owners that includes:

- A walk around (must be safe and obstruction free) of each cottage to determine security.
- A physical check of each door (must be safely accessible – main/ground floor only) to confirm that it is appropriately locked.
- A visual check of each cottage and outbuilding to assess roof snow depth (estimated at roofs edge).
- A visual check of each outbuilding (not a walk around) to determine security.
- Punching of tags in the appropriate space after the completion of the inspection.

The Patroller will approach the property of participating cottages (must have maintained road access) in each Association on foot or by means of appropriate transportation to determine:

- If the cottage and/or outbuildings has received any damaged as defined above.
- If the snow depth on the roof of each cottage warrants removal and if so contact the cottage owner immediately.

If the Patroller determines that any damage has been caused by vandalism or burglary the Patroller will:

- Cover any broken doors or windows (if possible) with a temporary plastic cover.
- Immediately contact the cottage owner and report the extent of the damage.
- Immediately contact the appropriate policing agency if necessary.
- Keep a written record for the Directors that shall indicate:

1. Cottage number
2. Date of inspection
3. Description of damage and potential further damage
4. Suggestions for immediate repairs

If the Patroller determines that the damage has not been caused by vandalism or burglary but by an act of god (i.e. winds, snow, animals etc.) the Patroller will:

- Cover any broken doors or windows (if possible) with a temporary plastic cover.
- Immediately contact the cottage owner and report the extent of the damage.
- Keep a written record for the Directors that shall indicate:

5. Cottage number
6. Date of inspection
7. Description of damage and potential further damage
8. Suggestions for immediate repairs

The Patroller will punch the tag generally located on or near the electrical meter (or other suitable location) at the conclusion of each inspection indicating the month and frequency of the visits.

If the Patroller determines that the tag is damaged or missing, the patroller will replace it with another tag and resume recording inspections on the new tag as above.

The Patroller will ensure that each cottage will be inspected approximately every two weeks, (twice monthly) between October and April inclusive (14 checks).

Hazardous Conditions

Property Checks reserves the right to modify its checks of cottages in hazardous conditions that result in but not limited to road closures, heavy snow drifting or above average snowfalls. In this situation Property Checks will do a visual inspection at the closest point possible, take a date stamped verification photo or will complete the check at a later date.

Payment for Services Rendered

For services rendered the **Saugeen Cottagers' Organization Inc. (SCOI)** will pay Property Checks **$119.00** inclusive of HST for the **2026/2027** season (October through April – 2 checks per month - 14 checks total) for each cottage patrolled. Payments will be paid monthly during the patrolling season. Clients joining late will only be entitled to the number of checks left in the season at the time when Property Checks is updated with their information. The seasonal price cannot be prorated and is non-refundable after October 1st.

Term

This contract shall be for a seven month term starting October **2026** and ending April **2027**. Property Checks will be provided with an Excel Spreadsheet from each Association prior to the last week of September **2026** containing the cottage ERN address and contact information for each cottage owner. Property Checks will also receive regular updates from each Association that lists any additional clients that have joined after the original Excel Spreadsheet was sent.

No Assumption of Liability

It is not the responsibility of the SCOI, its Directors or Cottage Tenants to assume any liability for accidents or death of the person or persons authorized to provide the Winter Patrol Cottage Service as outlined above.

The Winter Patrol Cottage contract services are between Property Checks and the owners of the cottages in each association. SCOI and its volunteer Directors and representatives are acting as brokers only and assume no liability for damages to cottages due to burglary, vandalism, acts of God, or negligence on the part of the Patrollers.

Winter Patrol Cottage Service Provider: Property Checks

Property Checks
Owner Trent Skinner

(Print) TRENT SKINNER

(Signature) [signature]

(Date) APRIL 19, 2026

Saugeen Cottagers' Organization Inc. (SCOI)

Representing
South Sauble Cottage Association
Block B Cottage Association
French Bay Beach Association

(print) JIM GRANT

(Signature) [signature]

(Date) APRIL 19, 2026