



# YOGI BEAR'S

## PORT SEVERN JELLYSTONE PARK

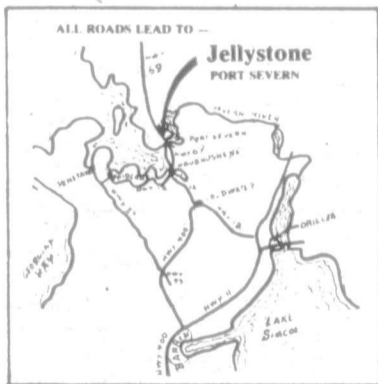
Don't be disappointed — come out this weekend to select your lot and enjoy lease ownership in a completely private park.

### What is Port Severn Jellystone Park? It is the trailer park that is different.

Islands, canals, bridges, forests, rock and sandy beaches, nature trails on the famous Trent Severn canal system in Muskoka District, the playgrounds of Canada. It was developed to meet the tremendous demand for camping and leisure living in a country club atmosphere at a price you can afford. Port Severn Jellystone Park provides an enjoyable and relaxing way of life where all the best facilities are combined with sensible restrictions to guarantee the highest standards of camping enjoyment. There is a lot for you at Port Severn Jellystone Park.

### Where is Port Severn Jellystone Park located?

Port Severn Jellystone Park is only 90 miles north of Toronto. Port Severn is the gateway to the beautiful 30,000 Islands of Georgian Bay. We are on Trans Canada Highway 69, only 1 mile north of the village of Port Severn and one half mile north of Muskoka Road 5, going to Honey Harbour and the 30,000 Islands.



### How big are the campsites at Port Severn Jellystone Park?

The minimum square footage of any site is not less than 2,800 square feet, typically measuring 40x70 feet. The average size is about 3,000 square feet with a fifty foot frontage, there are a few larger lots. The effect of varied size lots is a reduction in density so that the residents are aware of the beauty of the terrain and enjoy their camp-resort. Many of the sites in the park are in the woods so you have a choice of shaded lots under mature trees or a more open area with younger trees on each site.

### Are there any building restrictions?

Port Severn Jellystone Park is reserved for recreational vehicles exclusively and mobile homes are not permitted. The protective restrictions and covenants in your lease have been designed to preserve the beauty and way of life found at Port Severn Jellystone Park. Any modification to your campsite must fall within these rules to be in keeping with the surroundings. For example: semi-permanent structures such as screened patios, small storage buildings, fencing, etc., is permitted but the design and location must be approved by the Park Manager prior to construction.

### What about landscaping?

You are encouraged to develop your campsite to suit your own landscaping plan and in fact we will assist you to do so. Our campers have enjoyed the satisfaction of seeing their landscaping efforts enhance their property more and more each year. It's a far cry from spending money to improve rental sites in a commercial campground.

### What about utilities and other campsite facilities?

Every Port Severn Jellystone Park campsite is serviced with pure water, sewage and 30 amp electrical supply. All services are underground.

### When can I start using my camp-site?

IMMEDIATELY. As soon as the closing details are completed you are free to occupy your campsite. All the services and recreational facilities are in place.

### Are there any limitations as to how long I may leave my recreational vehicle on my camp-site?

NO. Your camping unit can stay on your campsite indefinitely, whether or not it is occupied. Therefore you have no off-season storage charges for your Recreational Vehicle.

### Can I sublet my campsite?

YES. However the persons occupying your campsite must abide by the rules and covenants of the park. You, of course, are responsible for your "guests".

### At closing will I incur any "hidden" costs or obligations?

NONE. Your lease specifies all financial obligations you have on closing. The only additional charge is the monthly maintenance fee to cover the costs of keeping roads, restrooms and all recreational facilities in good condition, as well as providing security and a professionally planned recreation program.

### Is financing insurance available?

Your financing is through the financial institution of your choice. Most companies offer life-insured financial packages.

### Who will my neighbours be?

Your neighbours at Port Severn Jellystone Park will be those who were anxious to escape the city to enjoy four season recreation at a nominal charge. Some are seasoned campers who are slowly losing the wanderlust, finding rising fuel costs eroding leisure-time funds to an unacceptable degree. There are families who have camped seasonally at commercial parks with their extra charges and escalating rents for little more than a trailer parking space. Some will be retired folks who have purchased lots in the south for winter occupation and who desired a similar service for their summer home. All of them share in the opportunity of belonging to the finest camp-resort in Canada.

### How many comfort stations are there?

Port Severn Jellystone Park has five comfort stations strategically located to serve all the campsites. Each comfort station contains tiled showers, toilets and washing facilities. In addition there are coin-operated washers and dryers in a laundry room at each comfort station. There are also full "comfort station" facilities in the Recreation Building.

### What is the Ranger Station?

The Ranger Station is the focal point of Port Severn Jellystone Park and is centrally located adjacent to the heated swimming pool, tennis courts and playing areas. It comprises a large recreation room or lounge (mainly for adults) with a small TV room and the Park Managers office off the lounge. The Ranger Station is for the exclusive use of our Port Severn Jellystone Park family.

### What is there to do at Port Severn Jellystone Park?

We have a professional Recreation Director to supervise and co-ordinate the leisure activities of our campers. The Recreation Director is responsive to the desires of the campers as expressed through their own recreational committee. Some of the activities you may enjoy are:

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|------------------|---------------------|
| Adult Recreation | Paddle Tennis       |
| Arts & Crafts    | Parties             |
| Badminton        | Picnics             |
| Baseball         | Playgrounds         |
| Basketball       | Sailing             |
| Beach Activities | Shuffleboard        |
| Boating          | Skating             |
| Downhill Skiing* | Snowmobiling        |
| Fishing          | Swimming: Lake/Pool |
| Golf*            | Tennis              |
| Hiking & Walking | Tetherball          |
| Horseshoes       | Volleyball          |
| Teen Lounge      | Wading Pool         |
| Nature Study     | Water Skiing        |
|                  | X Country Skiing    |

(\* Off-site)

There is something for everybody in all seasons at Port Severn Jellystone Park.

### What about boating and fishing?

A veritable wonderland for the Boater and Fisherman. In excess of two hundred berths in Jellystone Park Port Severn to accommodate the small and the large. Access to Georgian Bay and Trent Severn system. Pleasant miles of boating also for the canoeist and paddler. Fishing is superb — Pickerel, Bass, Pike, Muskie.

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