

## **Lodge Park Rules**

### 1. Park Opening

Whitehill Country Lodges are open 10<sup>th</sup> February to the 9<sup>th</sup> January. The holiday home must not be occupied for any continuous period exceeding 56 days and such persons shall not return and occupy the holiday home within the following 7 days or as a permanent residence.

### 2. Insurance

The Company Insurance Scheme must be subscribed to by all holiday homeowners or proof of insurance must be submitted to the reception (an administration fee may be applicable). A holiday home is to be insured on a `new for old` basis. The holiday home must be insured against Public Liability for a minimum of 2 million pounds.

### 3. Sub-letting

Holiday homeowners may sub-let. Those who do sub-let must ensure that their holiday home is in good condition, equipped for the number of persons to whom it is let, and the gas and electric appliances have all the relevant approved checks. The Company reserves the right to inspect any holiday home and its contents and to replace any items that are not in an acceptable condition and to charge the owner for the items replaced.

### 4. Guests

The number of persons permitted to stay in a holiday home must not exceed that for which the holiday home can accommodate in berths. We are a family park and regret that, except in some circumstances, holiday homes cannot be occupied by single sex parties or groups under the age of 21 years. Holiday homeowners must notify reception in writing in advance with the names and addresses of people using the holiday home other than themselves.

### 5. Keys

One key for each holiday home must be left at the reception. A key release service is available to Maintenance Scheme Holders and the key release forms may be obtained from reception. Two keys to each holiday home must be kept at the reception if the key release service is used. Keys cannot be handed out before 9am or after 6pm (5pm in the winter period). A charge is made for this service. The company cannot be responsible for the loss of any keys.

### 6. Maintenance

A maintenance call out service is available. The fee for a call out is at current rates plus parts. The call out service is available to owners and persons using their holiday home and the fee shall be paid by the holiday homeowner – the fee is subject to an annual review.

All gas, electricity and water connections must be switched off when the holiday home is not occupied. Frozen food should not be left in any holiday home that is unoccupied as the power supply may be disrupted. The Company shall not be responsible for any loss that may occur as a result of the disruption of the service.

### 7. Dogs, cats and other pets are not allowed on our park.

8. No wires or laundry lines are to be hung around holiday homes. No rotary airers or windbreaks or gazebos or canopies are to be erected. No advertisement notices to be displayed. No fences, fence posts or stakes to be installed. Fire hoses may not be used for any improper purposes such as washing cars. No gnomes, china features or tripping hazards to be stationed between caravans. BBQ's may be used with caution.

9. Gardens must not project more than one meter from the side or front of your holiday home and must be kept in a tidy condition or otherwise the owner will be automatically charged for associated work carried out to maintain it. An authorisation form must be completed and

submitted prior to any work commencing on the Park. No fires, digging of holes, unauthorised planting or digging up, cutting down of trees or shrubs are permitted. The erection of storage sheds and lean to extensions are not permitted other than those supplied and fitted by Whitehill Country Park.

10. No outside contractors are permitted to enter or to carry out work on the park unless approved by the Company beforehand.
11. The erection of decking / verandas may be permitted provided permission has been given by the Company. Verandas may not be enclosed. Whitehill Country Park is the only approved contractor for the construction of decking, which must be constructed in timber.
12. Holiday home owners are responsible for keeping the area around the holiday home clean and tidy. The exterior surfaces of all lodges must be kept in decorative repair to the reasonable satisfaction of the Company, in accordance with the original colour scheme. The Company reserves the right to treat any timber structures not maintained and to charge the owner for this service. The holiday home owner must not alter the exterior of the holiday home in any way. The Company reserves the right to clean any holiday home or structure on the park if they are not maintained to the satisfaction of the park owners and to charge the owner of the lodge for this service.
13. Satellite TV aerials, if erected discreetly are permissible (please ask advice from reception).
14. The Company reserves the right to cancel the site licence agreement of any holiday home owner whose behaviour is unreasonable or offensive to other owners, occupiers or employees. The Company decision is final.
15. The legal possession and control of the park remains vested in the Company at all times. It is not the intention of the Company to create the relationship of landlord and tenant between themselves and the licensee.
16. A transfer fee of 15% plus VAT will be levied on the sale or transfer of ownership of any holiday home where the unit is to remain on the site. A sales fee of 5% plus VAT will be levied on any sale where the Company are involved in the sales negotiations. These fees are payable by the buyer.
17. The Company shall have the right to install and maintain utility meters, which can be read at any time and to charge the holiday home owner for units of energy consumed. The Company will do its best to ensure that any disruption to the services is kept to a minimum.
18. The facilities of Whitehill Country Park are for the use of residents only.
19. Modifications and improvements to the park are being carried out continuously which may result in changes to the facilities as shown in the brochure. The Company shall not be liable in respect of their non-availability or otherwise due to circumstances beyond its control. While we use every effort to ensure the availability of all facilities and activities advertised in our brochure or otherwise we reserve the right to alter or close certain facilities or activities without prior notice. If such a change is necessary, we will endeavour to advise you as soon as possible. Some facilities on the park may be subject to additional charges and availability.
20. Whitehill Country Park reserves the right to alter the rules at any time.
21. The Company is Whitehill Country Park Ltd.