

EILDON WATERS HOLIDAY PARK

PARK RULES – EFFECTIVE 01/07/2024



Eildon Waters
HOLIDAY PARK | THORNTON

The Park Rules complement the Residential Tenancies Act 1997 and are to be read in conjunction with the Annual Holiday Site Agreement and form part of that agreement

Please familiarise yourself with these rules. This will ensure that you and your fellow occupants obtain the maximum benefit and enjoyment of this holiday park.

1. ANNUALS

- 1.1 Annual site fees are payable yearly in advance and are payable on or before the due date. Late payment may attract overdue fees. Request for payment instalments will be considered at Managements discretion and will incur an additional administration charge.
- 1.2 Annuals are limited to a total of 140 day/nights per year, with a continuous stay limited to 45 day/nights.

2. ELECTRICITY AND PLUMBING

- 2.1 All electrical work on your site is to be at the site occupant's expense and is to be carried out by a registered electrician in accordance with all relevant regulations. Park Management requires a copy of the compliance certificate to be kept on file in office.
- 2.2 Any plumbing work on your site is to be at the site occupant's expense and is to be carried out by a registered plumber in accordance with all relevant regulations. Park Management requires a copy of the compliance certificate to be kept on file in office.
- 2.3 Electricity accounts will be forwarded on a quarterly basis and are payable within 14 days of issue. Late payment may attract overdue fees

3. GAS

- 3.1 For everyone's safety and to honour our contract with Elgas, your large gas cylinders can only be refilled and/or replaced by Park management. Gas is charged according to the price charged to the Park and cylinder rental is charged once a year in April.
- 3.2 Gas accounts are payable within 14 days of issue. Late payment may attract overdue fees.

4. NON-PAYMENT OF ACCOUNTS

- 4.1 In the event of non-payment of accounts the occupant will be responsible for all charges incurred in the recovery of the outstanding amount including any debt collectors' fees.

5. CARAVAN/ANNEX

- 5.1 Only caravans less than 20 years old, approved mobile homes or cabins may be placed on site. Existing caravans are exempt from this requirement provided they are kept to the standard required by the Park Management.
- 5.2 By concreting or building over the pipework or any Park infrastructure, the occupant hereby acknowledges and accepts full costs and responsibility for any labour and works required to repair or maintain the Park infrastructure.
- 5.3 Annexes and structural additions or alterations **must** be constructed in accordance with the current regulations and the provisions of the *Caravan Parks and Moveable Dwellings Act*.
- 5.4.1 No annexes, structural additions or alterations can be constructed without the prior approval of Park Management. **Unauthorised structures will be required to be dismantled.**

6. VISITORS

- 6.1 Your visitors are welcome in the park at any time. Remember your visitors are your responsibility whilst staying in the Park. **Please ensure that they observe all Park Rules.**

7. PARKING - CARS, BOATS, JET SKIS & TRAILERS

During wet periods driving or parking on grassed areas is prohibited.

- 7.1.1 Your visitors' cars may be parked on your site; however if you don't have room on your site, please park cars in the visitor parking area.

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7.1.2 Cars, boats, jet skis & trailers are not to be left on grassed areas once the principal occupant/visitor has returned home

7.2 Cars, boats, jet skis & trailers are not to be parked in the common area in between sites.

8. CARS, BICYCLES & TOY JEEPS

8.1 For safety's sake, all cars, bicycles, toy jeeps & golf carts must observe the "**Walking Pace Only**" speed limit which applies throughout the Park.

8.2 Drive motor vehicles on the roads only.

8.3 No bicycle, toy jeep or golf carts may be used after dark.

8.4 Mini bikes may be ridden in the designated riding area **ONLY**, and must remain on the oval track. Mini bikes are limited to a maximum of 110cc. Hours for riding are between 12pm and 3pm only. Children must be supervised at all times and wear appropriate safety gear.

8.5 We will allow the safe and responsible use of Toy Jeeps and Golf Carts. Occupancy must not exceed the number of seats available.

Users MUST NOT -

operate these vehicles whilst affected by alcohol or drugs;

drive them after dark;

permit a child under 16 years of age to be in charge of the vehicle.

Users MUST

Travel at safe speeds and;

Be a minimum of 16 years old

8.5.1 No person may use the designated riding area unless a signed waiver has been received by Park Management.

9. PETS

9.1 Pets are not allowed in the Park at any time.

10. INSURANCE

10.1 It is a requirement of your occupancy that adequate insurance on van, annex, contents, and public liability for your site is current. A copy of your certificate of currency must be provided to the office every year.

10.2 Park Management is not responsible for the safety or damage of the van/annex and/or other property or persons on or about your site.

10.3 By law, all caravans and mobile homes **must** be fitted with a properly serviced fire extinguisher, fire blanket and smoke alarm.

11. OPEN FIRES

11.1 Open fires must comply strictly with CFA Regulations.

11.2 Only light fires in designated fireplaces approved by Park Management.

11.3 Ensure that an adult attends all fires at all times.

11.4 The fire must be completely extinguished before leaving it unattended.

11.5 Occupants must comply with any fire restrictions and/or conditions that may apply with respect to fires used for cooking or warmth during a fire danger period.

12. NOISE

12.1 Noise must be kept to a minimum at all times. Neither occupants nor their visitors may do anything that interferes with the privacy, peace or quiet enjoyment of other occupants in the Park. Music is to be turned off by 10.30pm and not audible from outside your van. *Quiet time is between 10.30pm and 7.00am.*

Remember, we are in a communal environment and consideration should be given to all occupants.

13. RUBBISH

13.1 For safety and good hygiene, please use rubbish bin liners and wrap loose garbage before placing it in a park rubbish bin. Please keep garbage bag size and weight to a **manageable level** for occupational health and safety reasons. Management reserves the right to refuse collection of rubbish that does not comply.

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- 13.2** Do not use the Caravan Park's garbage disposal facilities for the disposal of anything other than normal household refuse.
- 13.3** When disposing of garden refuse such as leaves, lawn clippings, cuttings etc. please consult Park Management.
- 13.4** Hard rubbish WILL NOT be collected.
If hard rubbish is dumped in any area of the park, a removal fee will be applied to your account.
- 14. SUPERVISION OF CHILDREN**
- 14.1** Parents must supervise their children and ensure that they do not cause a nuisance or inconvenience to other occupants, management or employees of the caravan park.
- 14.2** Parents must support any reasonable sanctions imposed by Park Management resulting from improper conduct or use of the Caravan Park facilities by their children.
- 15. SWIMMING POOL**
- 15.1** Children under 12 years of age **must** be accompanied and supervised by a responsible adult at all times when using the pool.
- 15.2** There is to be no running, pushing, jumping, diving, or boisterous behaviour in the pool area.
- 15.3** Do not bring glassware into the pool area.
- 15.4** Alcohol is not permitted in or around the pool area.
- 16. LAKE**
- 16.1** Children are to be supervised at all times in and around the lake. Children are to wear life jackets when canoeing or kayaking in the Lake.
- 16.2** **Fishing and swimming in the lake is prohibited.**
- 17. SEWAGE**
- 17.1** Sanitary items and nappies **are not** to be flushed down the toilets. The Park sewerage system cannot cope with such items.
- 18. BOOM GATE**
- 18.1** The boom gate is for the security of all park users. The operation of the gate is **one car per gate pass**. A \$50 fine will be imposed for tailgating, letting 2 cars in on one card, or any other misuse of the gate system.
- 19. GENERAL CONDUCT**
- 19.1** Children are not to run/ride between vans.
- 19.2** Ensure that occupants and their visitors do not behave in a manner that could be:
- offensive to other park occupants
 - a poor example to the children in the park
 - injurious to the reputation of the Caravan Park
- 20. GRIEVANCES**
- 20.1** Use a private, conciliatory approach to the settling of disputes with other occupants, Park Management or any employee of Park Management.
- 20.2** Park Management will seek to have disputes settled in a manner acceptable to all concerned but at times will be required to make a judgement with respect to a breach of duty by an occupant. In the case of a non-resident occupier a breach may result in the caravan park owner terminating any agreement to provide accommodation. A breach of duty by a resident will be dealt with in accordance with the relevant provisions of the Residential Tenancies Act

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21. FIREARMS

21.1 No firearms are permitted within the Park at any time.

22. TREES

22.1 Our trees are precious and are an integral part of the beauty of the Park, providing shade for you and shelter and food for our magnificent birdlife. Removal of, or damage to trees is strictly prohibited. Any pruning of trees must be authorised by the Park Management.

22.2 Planting of gardens is encouraged however prior approval of plant type and siting must be obtained from the Park Management.

23. HOUSEKEEPING

23.1 All sites are to be kept clean and tidy with no surplus gear stored under caravans. Any surplus gear must be stored inside a shed or annex. Any wood left on site should be stacked inside garden sheds or in a wood box.

23.2 Although Park Management regularly mows your site, it is your responsibility to remove leaf litter from around your caravan site and from your roof. This litter is a fire hazard and detracts from the beauty of the Park.

24. SALE OF DWELLINGS ON SITE

24.1 A fee of 5% of the sale price, with a minimum charge of \$1,000.00, will be charged on all ownership transfers. Before any transfer is authorised payment of this fee is to be paid directly to Eildon Waters Holiday Park. If sale is withdrawn at any stage, a \$500.00 fee will be charged. *If you decide to withdraw your dwelling from the sale process up to \$500 may be refunded at managements discretion.*

25. ADDITIONS AND/OR CHANGES TO CONDITIONS OF OCCUPANCY

25.1 Park Management reserves the right to make additions and/or changes to the conditions of occupancy from time to time to enhance the general management and order of the Park. In that event Park Management will provide changes and/or additions in writing and such changes and/or additions will apply from the date of written notice given by Park Management.