

# **HIGHVIEW WATERS RESORT**

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## **PARK RULES**

### **1. Cabin paperwork**

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In order to maintain administration records, each Site holder needs to forward the following documents by email before occupying your cabin.

- A copy of the cabin design
- A signed copy of your Section 68
- A copy of your Certificate of Occupancy
- A copy of your cabin insurance
- A list of 8 nominated people and their car registration numbers who will be registered to stay in your cabin free of charge

### **2. Principal Occupant, Occupants and Visitors**

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2.1 The annual Site fee allows the Principal Occupant plus seven other nominated persons to occupy the Site at any one time.

2.2 Any other person over the age of 4 years:

- (a) staying overnight at the Dwelling shall be charged the nightly visitors' rate of \$12 per person.
- (b) visiting Occupants will be charged the day visitors' rate of \$12 per person.

(Until the boom gates are installed, management requires that an honesty policy be adhered with Site holders communicating directly with the office regarding guests' names and payment.)

2.3 For security reasons all Visitors must report to reception upon arrival.

2.4 Site holders shall notify management prior to occupying the Site on each occasion,(by phone, email or fax) to allow the proper provision of facilities and for security reasons.

### **3. Care of cabin is Site holders' absence**

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Every effort will be made by management to avoid vandalism or damage to property in your absence, however, management will not be held responsible in any way if such damage occurs.

### **4. Fire extinguisher**

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All cabins must be fitted with smoke alarms, fire extinguisher and fire blanket.

## **5. Cabin Maintenance**

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- 5.1 All cabins are to be free of rubbish underneath and surrounding cabin.
- 5.2 Please make sure equipment is not left in the way of mowing or other maintenance activities.
- 5.3 All outdoor furniture, ornaments, toys, bikes, etc, must not be left on the lawn when you leave the park.
- 5.4 Please maintain the area immediately outside your cabin in accordance to the general standard of the park.

## **6. Site care and maintenance**

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- 6.1 Articles left outside unoccupied Cabins may be considered as rubbish and will be removed.
- 6.2 No surplus equipment or property is to be left on the ground outside the Site.
- 6.3 Temporary clotheslines are not permitted.
- 6.4 Sullage water and sewage shall be discharged into the sewer inlet points provided.
- 6.5 Waste pipes and drains shall not be used for any purpose other than those for which they were constructed and no sweepings or rubbish or other unsuitable substance shall be deposited therein. Any damage or blockage to such waste pipes or drains from misuse or negligence shall be the responsibility of the Principal Occupant whether the same is caused by his own actions or those members of his household or his servants or agents or tenant or guests.
- 6.6 Removal of or damaging trees and shrubs is prohibited. Pruning may be permitted where the prior approval of the Park Owners has been obtained. Where a Principal Occupant considers a tree or trees to represent a safety hazard, he may request the Park Owner to assess the situation for appropriate action.
- 6.7 Exterior potted plants are permitted on any Site subject to the Park Owner's approval.
- 6.8 The Occupant shall not paint, affix or display any signs, notices, posters, placards, banners or like matter to or on part of his Dwelling or the Site or fixtures on the Site without the prior consent of the Park Management.
- 6.9 On departure, the Occupant shall remove all rubbish and surplus materials and leave the Site in a clean and tidy condition.
- 6.10 The onus is on all Site holders to keep grass within their Site boundaries free of weeds, neatly mowed and snipped at all times.

## **7. External fixtures**

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- 7.1 Any erection of shelters, lockers, or other constructions, planting of trees or gardens, or any other changes to the Site are not to be undertaken without the permission of the Park Owner. Before any of such works are started, please apply in writing with full details and measurements.

7.2 In all cases the Interpretation of The Murray Shire Council shall apply.

7.3 Permanent fences are NOT permitted.

## **8. Parking**

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8.1 Please park all cars, boats, jetskis in your own driveway.

8.2 Please do not park on grassed areas, in small area directly between your Dwelling and the road, on the river side of the Dwelling or along the roadside.

8.3 Whilst the park is still under construction, please avoid parking or driving on dirt areas (particularly in wet weather as this results in mud being driven throughout the park) The only exception is in the early days of Dwelling occupancy whilst you are waiting for your concrete driveway to be poured. During this time you may park alongside your cabin in dry conditions and to the edge of the roadside (not directly opposite someone else's driveway) in wet conditions.

## **9. Visitor parking**

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If your cabin driveway is full and you have visitors, there is limited parking at the moment at the front entrance for visitors. There are plans for a further visitor carpark in the near future.

## **10. Vehicle Storage**

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10.1 Driveways are NOT to be used for large vehicle storage when you are not using your cabin ( i.e boats, caravans, trailers )

10.2 Storage sheds are available for hire – please see the Park Owner if you require a shed for boat storage etc. Separate Fees and Storage Shed Hire arrangements apply and do not form part of this Occupation Agreement.

## **11. Boat Ramp Guidelines**

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11.1 Please do not leave cars, boats and trailers at the boat ramp or immediate surrounding area.

11.2 As part of Local Council guidelines, the ramp and surrounding area is STRICTLY a 'No Parking' zone.

11.3 Please leave your boats and trailers in your shed, in trailer storage area in paddock or alongside your cabin when they are not in the water and follow above guidelines for your cars.

## **12. Speed Restrictions**

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12.1 Please adhere to the 10KM SPEED LIMIT AT ALL TIMES.

12.2 It is the Occupants responsibility to advise all visitors of the strict speed limit.

12.3 Pedestrians have right of way at all times.

12.4 Unregistered motor vehicles are not permitted in the Holiday Park.

### **13. Golf Buggies**

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- 13.1 Registered buggies are permitted in the park. They must only be driven on the roads and not across dirt or grassed areas. Please adhere to 10km per hr speed limit

### **14. Trail bikes**

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Trail bikes are NOT permitted to be ridden in the Holiday Park.

### **15. Firearms**

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Firearms are NOT permitted in the Holiday Park under any circumstance.

### **16. Damages and Vandalism**

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Any wilful or repeated damage, acts of vandalism, acts of violence or repeated misbehaviour by patrons of the park may result in eviction from the Holiday Park and forfeiture of any fees paid.

### **17. Noise**

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- 17.1 Undue noise is prohibited at all time, please be respectful neighbours and remember that noise travels along the river.
- 17.2 Restriction of noise is in place between 10.30 pm and 7am
- 17.3 All musical instruments, radios, sound recorders and amplifier television receivers and the like shall be controlled so that the sound arising from it is reasonable and does not cause annoyance to other occupiers.

### **18. Rubbish**

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- 18.1 Please seal rubbish in tough garbage bags before placing in your Site's outdoor bin.
- 18.2 Once your Certificate of Occupancy is received by the office, your bin will be supplied.
- 18.3 Recyclable materials should be placed in the designated containers. Please note the signs that indicate the materials that are suitable for deposit in the recycling bins.
- 18.4 The Holiday Park garbage disposal facilities are not to be used for the dumping of disused furniture, white goods, machinery, car parts, building materials, large tree limbs and the like. Principal Occupants are responsible for disposal of such items at authorised rubbish tips outside the Holiday Park.
- 18.5 Garden refuse must not be placed in any of the garbage bins. Any material considered unsuitable must be disposed of as per clause 18.4 above.
- 18.6 Littering is not acceptable behaviour in this Park.

### **19. BBQ and Fire pits**

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- 19.1 Are permitted outside your Dwelling on paved or stone area within 20 metres of your Dwelling and must be in good, safe condition.

- 19.2 No fires are to be lit on days of Total Fire Ban.
- 19.3 A continuous supply of water must be available with a hose.
- 19.4 Firewood stacks must be kept neat and tidy. (Please be respectful of other peoples' property – anyone caught stealing firewood will be asked to leave the Holiday Park).
- 19.5 Fire coals are not to be put in rubbish bins or tipped over the bank of the river. Please dispose of dead coals by putting in a bag and placing beside your bin.

## **20. Dog Guidelines**

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- 20.1 Small dogs under 16kg are permitted in the park.
- 20.2 Only the Principal Occupant is permitted to bring dogs into the park. Dogs belonging to visitors or other family members are not permitted.
- 20.3 Dogs must be supervised at all times and must be on a leash with doggy poo bags attached whilst walking through the park.
- 20.4 The Principal Occupant is 100% responsible for picking up their dogs' waste in a sealed bag and must dispose of it in a rubbish bin.
- 20.5 The Principal Occupant is personally responsible for any personal injuries, property damages, or losses in relation to actions caused by a dog brought into the Holiday Park by them, an Occupant or a visitor to their Site.
- 20.6 The Occupants must ensure barking is kept to a minimum and incessant barking will not be tolerated by the Park Owner.
- 20.7 The Park Owner reserves the right to ban any dog, without warning or notice, if the above rules are not complied with.

## **21. Common Ground**

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A strip of 10 metres wide shall be maintained as common ground along the river where any persons are allowed to walk. This strip must not be built upon or obstructed in any way.

## **22. Snakes and wildlife.**

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- 22.1 Please respect our wildlife. Do not chase or antagonise them in any way.
- 22.2 Do not leave rubbish out where they can get into it.
- 22.3 Keep your distance from them in order to avoid personal injury or injury to the animal.
- 22.4 Be aware of snakes and spiders, particularly around wood piles.

## **23. Using the amenities**

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- 23.1 Occupants and their guests are expected to exercise reasonable economies of time and materials when using the park amenities.

- 23.2 Hot water taps must not be left running into unplugged tubs or basins.
- 23.3 Laundry must be removed from the washing machines and clothes dryers as soon as possible after the cycle is completed.
- 23.4 Children are not permitted to play in the amenities blocks.
- 23.5 Any faulty equipment, leaking taps or cisterns should be notified to the Park Owner as soon as is practical after they are detected.
- 23.6 Children under the age of ten are not permitted in the showers, toilets or laundries unless attended by an adult or teenage person.
- 23.7 Occupants and Visitors must comply with any locally enforced water-restrictions

#### **24. Boom gates**

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- 24.1 When installed, entry and exit through the parks boom gates, using the PIN system is restricted to the specific vehicles for which the PIN has been issued. When detected, use of the PIN for the entry/exit of unauthorised vehicles will result in the withdrawal of the facility from the person to whom it was originally granted.
- 24.2 Patrons at the park should advise the park office of any requirement to admit medical, community services or trade vehicles on their behalf.

#### **25. General**

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- 25.1 Notwithstanding any restriction or amenity set out in the Park Rules 1 to 24 herein above, all Occupants, their visitors, guests and invitees shall observe the terms of any notice displayed by the Park Management affecting operations and activities in the Holiday Park.