



Woodlands Nature Resort -

Occupancy Terms

Our Holiday Lodge park is private. When owners are not present at the holiday lodge, only immediate members of the family can use the lodge. This extends only to parents, sons and daughters. This does not extend to cousins, aunties, uncles etc. Any Sub Letting, you must obtain a license from the park office. Sub letting is a service the park will provide if required. No subletting will be allowed for longer than 3 months.

A register for all occupants must be provided to our park office at all times. This register can be accessed within 48h by the local council who will ensure the planning conditions of the park are not breached. Any changes of occupancy must be notified at the office to allow us to update the register. Our register is digital and will be kept secure.

Our electric gate access will require a key fob access. To obtain a fob for guests, they will have to register with the park office. You must not allow anyone else the use of your fob.

Your car must be registered with the park. An ANPR camera will register the arrival of your vehicle and will keep a register of the time your car is in the park. Any visitors cars will require a pass from the park office.

At Woodlands Nature resort, all owners of the holiday lodges must provide the office with a permanent address and council tax reference number on demand or every 12 months. **Our Resort is a holiday park and must not be used for residential use at any time.** Failure to provide satisfactory evidence within **30 days of demand** will terminate your lease and your holiday home will be removed from the park at your cost of **£6000** into storage at a daily charge of **£50** per day thereafter.

Our Resort is open for twelve months but all lodge owners must vacate for **4 weeks** during each 12 month period. Please notify the resort of the weeks you wish to vacate, or are not at your holiday home. **This is to ensure you do not use your holiday home as a residence.**





Park Rules

All animals (pets) require a licence from the park office. In this process we will vet that the animal is suitable for the resort and will not affect our wildlife. Dogs will require to be chipped. Dogs must be exercised in designated areas of the park. It is not acceptable to let your dog foul in any other areas and you must clean up afterwards in all areas. For the health and safety of all holiday guests on the site it is most important we keep the grass clean and free from deposits.

Any breach of these rules will result in the licence permission for your animal being revoked.

All Holiday lodges must have adequate insurance to cover at least £2m public liability. The company does not accept any responsibility for damage to caravans, fittings or belongings. A valid certificate from a reputable company should be filed in the office. Our office will be able to provide you with a quote. Any holiday caravan with no insurance will be removed from this site at a cost of £6000 into storage at a daily charge of £50 per day. In the event of fire, your holiday lodge will be removed immediately for health and safety.

The Site lease Agreement is not transferable. Lodges sold privately must be removed from the site unless the sale is negotiated and vetted by the resort office for which there will be a commission and a new lease provided. Acceptance of any sale will be at the discretion of the Resort.

As a matter of clarification - the space between the holiday lodges is at the resorts discretion. To avoid misunderstanding, you will be issued on your lease an area you are allowed to use. No articles or boxes can be stored in this area and no gas bottles, unless piped that way by the manufacturer. Any gardens, planting, decking etc a licence will be required from the resort office. Should you wish to clarify any of these points, please contact the resort office who can give you guidance on what is acceptable.

Please treat the space between your van and your neighbours' van as a private area. We would ask people to refrain from walking through their neighbours space to protect their privacy.

Lodges must be kept in good and proper repair and in a good state of external decoration and weatherproof at all times. If required you will receive a notice and time to do the work. The resort office can





also quote you for any repairs and maintenance. Failure to do the work in a sensible time allocated could result in a charge or removal of your lodge from our resort.

All holiday lodges must be electric and gas tested within the regulations. Copies of all test certificates should be filed in the resort office. (Tests can be arranged through the office). Winter Drain downs of the lodges to protect against frost is only carried out by our trained technicians (this is to ensure any chemicals do not contaminate our environment)

No articles are to be stored underneath the Holiday Lodges.

No chemicals must be discharged on the resort. We take our environment very seriously. Any damage caused will be charged.

No littering on our resort, this includes chewing gum, cigarette butts etc. A £250 charge will be levied and if not paid , will be charged to the owner of the holiday lodge. This is a very strict policy and has no exceptions. We will not tolerate any sort of littering.

Feeding the wildlife is prohibited. However at our resort office at certain times, food will be available to feed the wildlife. These will be foods that naturally occur and will not interfere with our ecosystem. Please see our resort office.

For security reasons, and to avoid poor quality of workmanship all tradesmen must be validated and licence by the resort office. Any none licenced tradesman found on the site will be reported for trespass and asked to leave immediately (this includes deliveries)

All parcels and post must be delivered to the resort office where you can rent a post box. This is done to ensure no delivery vans etc are going into the park. Holiday resorts do not require post as this should be sent to your residential address. However we understand that some online shopping etc may be done while on holiday, so we offer the rent of a personal post box, please see the resort office.

All washing lines are to be taken down at the end of the day. We realise that there is a need for washing etc. but please do not leave out overnight or washing lines as a permanent fixture.





Metal steps and verandahs must be kept painted and free of rust.

You must only use our approved contractors for plastic steps and verandahs. Please see the office if you would like anyone else - for various reasons, some suppliers are not allowed on our sites because they don't have a licence from us.

No stakes are allowed to be placed in the ground under any circumstances.

On Woodland Nature Resort, cars are to be parked in the hardstanding car parking spaces provided - not on the grass. Visitors' cars are not to be parked on the roads or the grass.

Refuse is to be placed in the wheelie bins provided. All rubbish must be placed in plastic bags - no loose grass cuttings etc.

Outside gas delivery trucks are not allowed on our sites. Bottled gas must only be purchased from the office (open between 9am and 5pm daily).

Ornamental gardens are only allowed with our prior permission and must be kept weed free and tidy. No alterations are to be made to slabs or gardens without a license from the management.

No extra slabs should be laid without our consent.

Storage boxes can be purchased from the resort office. These can be placed at the rear of your lodge. No other storage units will be allowed unless express permission is granted.

Bicycles must be kept to the main roads and paths. Please ask children to refrain from cycling in private areas and in areas not associated with their caravan.

Visitors to the site are the responsibility of the lodge owner. Please ensure that visitors behave in an orderly manner and do not disrupt/disturb other owners. Any breaches will be addressed to the owners who may face the possibility of their lease being terminated. Please ensure your guests behave.

No ball games are allowed except in designated areas in our resort.





Our holiday lodge resort address may not be used for any credit application.



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