CABOOLTURE RIVER VILLAGE

RULES OF THE PARK

Park Management operates a *ZERO TOLERANCE POLICY* towards any perpetrator/s of the Park Rules.

The following is important, please read it carefully and be familiar.

***IGNORANCE is NOT an EXCUSE*.**

A breach of any Park Rule will be considered serious and may result in the summary eviction of the offender at the discretion of the manager.

A breach of Park Rules includes:

- noisy, offensive and/or unruly behaviour
- damage to or destruction of property
- improper or unseemly conduct; and
- any act or omission which, in the opinion of the manager, adversely effects or brings discredit or discomfort upon the manager, owner or other residents or invitees.

CONDITIONS OF BAILMENT

1. This establishment shall not be liable to any resident or invitee of a resident for any loss, damage or destruction to any personal property brought onto these premises by the said resident or invitee unless such loss, damage or destruction was the deliberate or negligent act of the proprietor or licensee of these premises, or its authorised agents and employees or the property had been deposited into their safe custody.

2. Without limiting the forgoing, personal property shall include money, jewellery and other personal effects, and motor vehicles and caravans parked on the premises.

3. When a resident registers at the office or an invitee of a resident proceeds beyond that point, they shall be deemed to have agreed to be bound by these conditions.

4. Residents and invitees of residents are expected to behave in a manner, which is conducive to the safety, comfort and convenience of other residents and invitees within the property.

GENERAL RULES WITHIN THE PARK

1. **RIGHT OF ENTRY: Management has the right to refuse entry to any person into the park.**

2. **BEHAVIOUR: No illegal drugs, drunkenness or offensive behaviour is permitted** within the park; and alcohol consumption is to be confined to inside the caravan/annex/cabin. The consumption of alcohol anywhere else in the park is strictly prohibited.

3. **VEHICLES/ SPEED LIMIT:**
   - Speed limit must not exceed walking pace – offenders will be ordered to park their vehicles outside the park boundaries
   - Drivers are to be appropriately licensed
   - Residents using taxi services must not proceed beyond the front gate without permission from management
   - No unregistered vehicles or unroadworthy/undriveable vehicles are to enter the Park
   - No noisy mufflers or unnecessary revving of engines or unduly sounding of vehicle horns
   - No mechanical repairs are to be carried out in the Park or cars/boats/outboard motors washed within the park
   - ONE vehicle per site (unless by prior arrangement with management)
   - Vehicles are NOT to be parked on roadways, or other sites/grass areas, use the onsite car park.

 Signed: ……

4. **VISITORS:**
   - Visitors' vehicles are to be parked in the visitors' car park at the Park entrance.
   - All visitors' vehicles must be removed from the visitor car park by 10.00pm unless otherwise authorised by management. Unauthorised vehicles will be towed away at owner's expense.
   - All visitor access to park must be pre-arranged with resident being visited.
   - All visitors/invitees must observe the Park Rules - it is the responsibility of the Resident to ensure this rule is observed; and
   - Overnight visitor's charges: $10.00 per person per night - payable in advance. Day visitors using Park facilities: $5.00 – payable in advance.

   VISITORS 15 YEARS AND OLDER ARE ONLY PERMITTED TO STAY FOR THE DURATION FOR ONE WEEK ONCE ONLY. IF THEY WISH TO STAY LONGER THEY NEED TO APPLY FOR RESIDENCY WITH 100 POINTS CRITERIA. NO EXCEPTIONS.

5. **CHILDREN:**
   - Children must be accompanied by a responsible adult when using the showers and toilets.
   - Children must be under the supervision of a responsible adult when in the car park area or roadways.

6. **SITES:**
   - Site surfaces are not to be disturbed in any way without Management's consent.
   - Sites must remain clean and tidy at all times, no storage under vans/cabins.
   - Sullage pipes and pits are to be kept clean at all times.
   - WATER RESTRICTIONS APPLY.
   - Water hoses and connections to be checked regularly for leaks.
   - No ropes attached to trees.
   - NO TEMPORARY clothes lines to be erected.
   - NO FIRES TO BE LIT IN THE PARK.
   - No damage to vegetation eg trimming/removal of shrubs or trees by residents.
   - All structures are to be approved by management, and Moreton Bay Regional Council – Caboolture Office.
   - All household rubbish is to be disposed of by resident into the Green Bulk Bin.

7. **OFFICE HOURS:**
   The Office will be open Monday – Friday between 8:30am – 10am and 4pm – 5pm
   CLOSED WEEKENDS AND PUBLIC HOLIDAYS

9. **LAUNDRY: Laundry hours 24 hrs**
   Consideration needs to be shown when using the facilities – do not leave washing in the machines longer than the completed cycle – others may need to use the machines. Fair wear and tear is acceptable however undue damage will be paid for by the user. Do not hang clothes on railings or fences, Use clotheslines provided.

10. **DISPUTES:**
    Residents must use a private and conciliatory approach to the settling of disputes. If a dispute exists between two (or more) residents an attempt must be made to settle the dispute in an amicable way before involving management. If two or more residents are unable to resolve the dispute, then an approach should be made to management to act as a mediator at a mutually agreeable time and place.

11. **COMPLAINTS:**
    Expressions of concern about any aspect of Park Management are invited, however, these will only be considered during office hours or at other times by prior arrangement with management.

12. **MESSAGES:** Messages will only be taken for residents in an emergency only. Messages will not be delivered to a Van/cabin door unless in Emergency.
    A PUBLIC TELEPHONE is located at the front of the Park. The office phone is NOT available for use by residents, and NO ONE will be called to the office to accept calls.
    Mail is delivered to the Park approx. midday Monday to Friday and will be placed in designated mail slots.

    MAIL DELIVERED FOR ANY PERSON OTHER THAN A REGISTERED TENANT WILL BE RETURNED TO THE SENDER.

13. **PETS** are STRICTLY PROHIBITED in the Park area.

 Signed: ……

14. **NOISE LEVELS: Quiet hours are STRICTLY from 8.00 pm to 8.00 am.** (Nighttime hours)
At all other times noise is to be kept to a minimum this particularly refers to televisions, radios, stereos, and the like. Volume must not cause annoyance to other residents. This rule will be STRICTLY administered.

BE WARNED! ZERO TOLERANCE POLICY TOWARDS ANY NOISY, UNRULY, or UNSOCIABLE BEHAVIOUR.

15. **SALE AND LETTING/SUB-LETTING OF PRIVATELY OWNED VANS:**
There will be NO letting or sub-letting of privately owned vans/cabins within the park. Persons intending to sell privately owned vans/cabins must first contact Management for explanation of Park Policy.

16. **PAYMENT OF RENT:**
Rent **MUST** be kept paid at least one week in advance. Action will be taken if rent payment is late.

17. **LOST KEYS:**
All keys associated with the resident are the responsibility of the resident and replacement costs will apply. An AFTER HOURS call out fee will apply should you lose your access key. The fee will be $60.00 **CASH PAYABLE UP FRONT**

18. **DAMAGES:**
Any damage to Park owned property will be total responsibility of the registered tenant.
All damages will be paid for by the tenant in full but maybe at the discretion of Management.

UNLESS OTHERWISE REQUIRED BY LAW, A PARK RESIDENT AND THEIR INVITEES WILL INDEMNIFY THE LESSORS AND APPOINTED AGENTS AND SHALL KEEP THE LESSORS AND APPOINTED AGENTS INDEMNIFIED IN RESPECT OF ANY LOSS OR DAMAGE OR INJURY, ACTION, CLAIM, SUIT OR PROCEEDING AGAINST THE LESSORS AND APPOINTED AGENTS BROUGHT BY A PARK RESIDENT OR THEIR INVITEES.

The Lessors / Appointed Agents
Caboolture Caravan Park

I/we, …….(printed name), the undersigned lessee/s hereby accept that I/we have read and understood all three (3) pages of the park rules. I/we have initialled all three (3) pages and by signing I/we accept fully the conditions and understand that any invitee will be bound by them too.

Signed …… (Lessee)

Signed …… (Lessee) Dated …….. Time ……

Signed Lessor / Appointed Agent …….

 Signed: ……