



# HILL OF OAKS

## WINDERMERE

Hill of Oaks Lodge & Caravan Park  
Tower Wood, Windermere, LA12 8NR

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## **Seasonal Touring Park Rules 2023**

**These Park Rules are in place for the good management of the Park and the benefit of all who use it.**

Camper Vans and Motorhomes are not accepted.

No subletting — caravans are for family use and bona fide friends.

Electricity is a 16 amp supply. Caravan owners are also responsible for making sure that caravans and appliances meet current safety regulations. Only one electric hook-up outlet is to be plugged in at any one time. The Park Operator is not responsible for caravans being unplugged whilst in use or loss of electricity supply at any time. Electricity is individually metered and charged at the end of the season.

Our electricity supply is completely capable of coping with the electrical demands of appliances manufactured specifically for touring caravans. It is not, however, designed to supply ancillary domestic equipment.

The use of generators is prohibited.

Under no circumstances can any caravan be moved from its allocated pitch. This includes the moving of caravans within its pitch. The Caravan must be sited safely and within the correct boundaries of your area.

All touring caravans must be fully insured. You will need to produce a valid insurance certificate before occupation of the pitch. The Park Operator cannot accept any liability for any loss or damage to your property.

Awnings are allowed to be kept up permanently (common sense applies), however, in adverse weather conditions, if your awning is affected by the weather, there will be a surcharge for removing the awning and contents and storage.

During the closed winter season, all awnings must be removed, this includes any flooring which may have been erected during the summer and under no circumstances are there to be any items stored other than in your locker. No under caravan storage during winter, so therefore all flooring is to be removed off-site.

Only 1 small storage locker to a maximum size of 4 x 2 can be used per caravan and must not obstruct roadways or neighbours. No wooden sheds are permitted.

No Pup Tents or Toilet Tents are allowed.

Washing Lines are not permitted, including rotary or portable washing lines. The Laundrette provides drying machines.

Windbreakers can only be used whilst you are in residence at your caravan and must be removed at all other times.

Seasonal pitches are for holiday use only from 1<sup>st</sup> March – 31<sup>st</sup> October. There is no refund on a seasonal touring pitch if you choose to leave before the expiry date. The Park Operators reserve the right to terminate a seasonal pitch licence without refund if they see fit.

Permanent residency is strictly prohibited.

Your caravan, awning and pitch must be kept in a clean and tidy condition at all times. The Park Manager will be the judge of what is and isn't acceptable.

The seasonal pitch fee is not transferable. No for sale signs or advertising in windows.

No sign written works vehicles allowed unless authorised by the office.

Please respect your neighbours at all times of the day and night. Loud music and rowdy behaviour will not be tolerated. Undue noise or disturbance, including music especially between the hours 11.00pm and 08.00am is strictly prohibited.

Parents and Guardians are responsible for advising on the dangers of the Lake and are responsible for their children's supervision at all times.

Barbecues are allowed, however, must be self-contained, off the floor and kept under control. Under no circumstances are there to be any fires / fire pits / chimineas of any description, this includes fires within barbecues. Please dispose of COLD barbecue waste in the appropriate bins around the park.

**DOGS:** Well-behaved dogs are allowed on site. The Park Operators reserve the right to refuse permission on any grounds and in particular to refuse permission for certain breeds (including but not limited to dogs listed under the Dangerous Dogs Act). A maximum of 2 dogs per caravan will be considered for permission; any more dogs, owners must seek permission. Permission for any animal may be withdrawn at any time, if the pet is a nuisance, and if you are requested to do so by The Park Operator the pet must be removed from the park immediately.

Dogs must be kept on a short lead at all times.

If your dog fouls, please clean up immediately, this includes the Dog Field.

No dogs are allowed in or around play park area.

If you find any tree or hedge a nuisance or unsatisfactory you should take the matter up with us; do not deal with it yourself. You must not plant any tree or shrub. You must not dig any holes on the Park. Please see attached '**Countryside Code**'

You must insure all vehicles you use on the Park and all accessories and items towed by vehicles (such as boats) as for use on the public road. You must not keep disused or unroadworthy vehicles anywhere on the Park. We reserve the right to remove any vehicle which is apparently abandoned. Quad bikes, motorbikes, petrol/electric scooters or any similar vehicles are not permitted on the park.

Please put all rubbish in the refuse bays located around the Park in the allocated bins, please recycle as much as possible in the correct bins provided. If in doubt, the owner must dispose of refuse away from the Park. No household appliances or mattresses are to be disposed of on the Park.

Waste disposal points are provided for normal household waste and recycling. All chemical waste from caravan toilets must be disposed of in the 'Chemical Waste' point provided. All grey waste must be disposed of into marked drainage points only and must not be discharged into the ground.

We will not accept any personal mail. Mail must be sent to your home address. We will, however, accept larger parcel deliveries, but only with prior notice.

Please remember it is a statutory requirement to advise Reception of any change of address and to supply a mobile number and email address (where possible) for contact purposes.

#### SAFETY & SECURITY

You should obey all health and safety notices displayed on the Park and act on the reasonable instructions of our staff in matters of health and safety. v You are solely responsible for securing the Caravan. You may only use alarms of the silent, monitored type and not audible alarms. You should ensure that windows are securely fastened when the caravan is not in use. v In the unlikely event of the security barrier not working or any other emergency situation, please contact Reception or our out-of-office hours emergency telephone.

For everyone's safety, a 10mph speed limit is in force which must be observed at all times and cyclists should keep to the roadways. All UK driving laws apply to our Park and we cooperate with local authorities. No learner drivers or underage drivers are allowed. You must hold a full current driving licence to drive any vehicle on the Park.