

PARK RULES

Revised 7th July 2018

These rules are incorporated into your Licence agreement terms; they are reviewed on an annual basis by the Park Management team. These rules are in addition to those outlined within your agreement.

Your agreement states: *you will comply with terms outlined in your licence agreement and the Park rules*. Failure to comply with these rules is therefore a breach of your agreement and you will enter into formal warning proceedings which may result in termination of your licence agreement.

1. The Park only accepts holiday units made by N.C.C approved Manufacturers which have been purchased direct from the Park or an owner with a written undertaking from the Company that a pitch on the Park will be provided.
2. Transfer of unit ownership, or right of use, is subject to the permission of the Luss Estates Company. Full details are contained in the owner's license agreement.
3. Under the terms of the Holiday Site License granted by the Company, no unit may be occupied when the Park is closed. Inverbeg Holiday Park is a **Non-Residential Park**. The Park will be closed from 31st January until 1st March each year.
4. All units require to be properly anchored but in all other respects kept in a mobile condition.
5. All initial invoices are to be settled at point of sale. Throughout your agreement time all accounts should be settled in a timely manner to ensure that accounts are not outstanding for more than 30 days. After this point outstanding balances will be chased in a formal manner and consequence would be either removal of barrier key and access restricted to your unit or in more serious case you would be in breach of licence agreement and formal procedures amounting to removal from site would commence.

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E: enquiries@inverbeg.com

6. Unit, pitches and the surrounding area must always be kept clean and well maintained . Reviews will be completed annually by the park team to ensure that the below areas are of a good standard and comply with health & safety regulations:
- Roofs
 - Guttering
 - All doors/windows are wind and water tight and in good repair
 - Skirting & decking are clean, tidy and in good repair. If required a safety inspection would be carried out by qualified contractor
 - Sheds and other exterior storage boxes must be agreed with park management and be in good repair
 - Pitch area to be clean and kept in good repair
 - Any paving or external ground works must be approved by park management and kept clean and in good repair
 - Lodges should be treated with a recognised wood preservative or stain
 - Lodges must keep the outer timbers in a good state of repair

Any amendments required to your pitch will be sent to you in writing with a time frame to rectify these issues. Failure to do this would be treated as a breach of contract and we would move to formal proceedings.

7. All grass/landscaped areas must be respected, and no vehicles are permitted to drive on grassed areas.
8. There will be a disconnection and removal charge when the unit is removed from the Park as transporter contractors are not permitted within the park itself. The charge covers disconnection of all services, anchor chains, releasing running gear, inflating tyres etc., as well as towing the unit to the collection area. The company requires two months written notice if a unit is being removed from the Park and 48 hours verbal notice of collection by the contractor.
9. Owners are permitted to have friends and family to use the unit. Owners will be held responsible for the behaviour of said guests. Owners or guests who are unable to conduct themselves in a reasonable fashion may be asked to leave the Park.

10. Bad behaviour towards other owners, visitors, contractors or Luss Estates company and staff will not be tolerated. This covers verbal and written communication as well as any form of social media.
11. Owners are not permitted to sublet privately. Owners can sublet using the managed letting scheme provided by the Park. Please ask a member of staff for full terms and conditions.
12. Security Cameras are located on the Park. Security barriers must be used correctly. No tailgating or misuse is permitted. Any barrier card lost should be reported immediately, new cards will be issued at cost to the owner.
13. A maximum of 2 cars can park on pitch at one time. Additional cars can be parked in the visitors' car park in reception. All visitors and contractors for owner units are to report to reception. No commercial vans are permitted on site without prior permission from park management.
14. Any changes to pitches, i.e. paving stones, sheds, decking etc., must have the written authorisation of the Park Management team. No fences are permitted.
15. Owners must take all reasonable security precautions. Valuables should not be left in unoccupied units.

For security reasons, it is advised that during the winter season where possible valuable & loose items should be removed from the unit and decking, an inventory can be given to park management for any heavier/fixed items although the park accept no liability. Any external items liable to cause damage must be tied down.
16. The company shall have no responsibility or liability for any accident or damage to any persons, cars, property or units on the park. In the event of an incident, Park Management should be notified immediately.
17. Fire Extinguishers must be fitted in all units at the point of sale
18. If your Electric trips from your outside meter, please contact the reception or Night warden. Do not attempt to rectify yourself as the box is property of the company.

The park cannot accept any liability for contents of fridge freezers due to failure of the power supply for whatever reason.

19. Winterisation is the responsibility of the owner. The park management will offer a drain down/up service for the unit which covers water system only. Any damage over the winter period is not to the liability of the park team. Recommendation is to follow your unit's manufacturer guidelines.
20. Children 16 years of age or under must always be supervised by an adult on the park so that they are not a nuisance or danger to themselves or others. Park staff will not be held responsible for the behaviour of children and are entitled to escort any who misbehave to their parents or contact the police if necessary.
21. Noise levels are always to be kept at a minimum. Between the hours of 2300 and 0800 to be as quiet as possible and respect neighbouring owners. Outdoor parties are only permitted subject to written permission from the Park management.
22. Waste Bins are provided throughout the park. All refuse must be disposed of in a clean and tidy manner. Recycling facilities are provided at the entrance to the park opposite reception. No large household items such as fridges, bathroom equipment should be left in the bin areas.
23. Washing lines are not permitted between units. Plastic clothes dryers which clip onto the window surround are permitted.
24. No tents are allowed on park. Gazebo's or summer houses on the decking must first be approved by park management
25. No hot tubs are allowed onsite until such times as approved by park management.
26. All wildlife is protected on site in line with National Park Rules and Regulations. All plant life is record by a tree survey via the National Pak Authority. Any damage to these trees would be classed as an act of vandalism.
27. Lighting fires is not permitted without prior consent of Park Management.

28. The speed limit on the park is 5 MPH and must always be adhered to on park. Drivers must hold a full driving license.
29. Under no circumstances are owners permitted to bring any kind of dangerous weapon, e.g. firearms, catapults, knives etc., illegal drugs or explicit material onto Park.
30. Pets are welcome on park. They must always be kept on a lead when walking on Park and are not permitted in the Laundry, Play Area or the areas of beach that have been designated for children's swimming. Owners must clean up after their dogs.
31. All watercraft must be registered with the National Park. Ask at reception for more information.

Owners with valid registration must comply with National park byelaws.

<http://www.lochlomond-trossachs.org/rr-content/uploads/2016/07/Loch-Lomond-Byelwas2013.pdf>

32. Use of the North Shore Jetty is restricted to embarking and disembarking on the outside of the T-Piece. Unauthorised use of the Jetty will be charged at a daily rate.
33. No cars are permitted to be left at the launching area. Boats, Jet Skis and trailers must be parked in the boat store/trailer yard unless there is prior written authority of the Park management. Using boats is at your own risk and at no liability to the company or Park.
34. When moving through the park on the way to the launch no riding on the back of the ski or boat whilst in transit is not allowed.
35. Management services are not available outside of reception hours. In case of emergency, there will be a Night Warden available on the out of hour's number displayed on the reception window.
36. In the event of any breach of these rules & conditions, the Company will give written notice specifying the breach and requiring remedy within a reasonable timescale.

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37. A serious or continuous breach of park rules will result in the termination of your licence agreement and force the sale of your unit.

38. All complaints should be addressed to: The General Manager, Inverbeg Holiday Park, Inverbeg, by Luss, Argyll G83 8PD.

The company reserves the right to amend these rules and conditions or to add to them any time, wherever practicable, having first given notice to that effect. A new list of rules will then be provided.

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