

# Brunston

COUNTRY RETREAT

## Park Rules

1. Please note is the responsibility of all owners and guests to ensure the park rules and terms are fully adhered to. It is the responsibility of Seasons Holidays Plc, as the appointed managing agents by the Brunston Resort Owners Association (BROA), to control, manage and regulate the use of the park.
2. On becoming an owner of a lodge all proprietors automatically become a member of the BROA. Membership is compulsory.
3. The cost of meeting the upkeep of all the common areas of the park, including the internal roads, grounds, gardens, leisure complex, street lighting, etc is met equally by all lodge owners by way of an annual service charge. The service charge is fixed at the annual general meeting of the BROA for the following year and is payable in advance.
4. You are responsible for your actions, conduct and behaviour and that of visitors to your lodge. The managing agents shall not be liable to you or your visitors for the loss or damage to your lodge unless due to our negligence.
5. No business, profession or trade of any description shall be carried out or conducted on the park by lodge owners or visitors/guests.
6. All lodges on the park shall be used as holiday dwellings only and for no other purpose and shall never in any way be sub-divided or extended. Lodges may not be used as a primary or permanent residence.
7. Owners must ensure that the number of persons staying in their lodge does not exceed the number of beds in their lodge. For the avoidance of doubt a two-bedroom lodge would permit a maximum occupancy of four persons, a three bedroomed lodge permits a maximum occupancy of six persons and a four bedroomed lodge permits a maximum occupancy of eight persons.
8. The leisure complex is available to use by lodge owners and their guests. The maximum number able to use the facility is limited to the lodge size. For the avoidance of doubt a two-bedroom lodge will permit up to four persons, a three bedroomed lodge will permit up to six persons and a four bedroomed lodge will permit up to eight persons.

9. Each lodge has one allotted parking space. The parking area in front of reception is available for use for second vehicles only in the case of need. No commercial vehicles, trailers or caravans may be parked on the resort.
10. Owners must ensure their lodges are maintained in good order, repair and decoration at all times. The external colour scheme throughout the park shall be uniform, as determined by the BROA.
11. Musical instruments, HI-FI, televisions, radios, etc must not be used in a manner audible to others and owners/guests must at all times conduct themselves with all due regards for the comfort of others.
12. No satellite dishes or television aerials may be erected on lodges.
13. No clothes lines, rotary clothes dryers, windbreaks, swinging chairs, hammocks, gazebos, tents barbecues or chimeneas etc shall be erected or allowed on the park or any other item placed on any of the grassed areas.
14. The resort staff are there to assist wherever possible. Any acts of abuse or violence towards staff will not be tolerated.