

Appendix 2

Rowanwater site rules

- 01 All owners of holiday lodges must provide the company with details of their registered address.
- 02 All lodge owners must have valid insurance as specified in their contract, a copy of which must be provided to the company.
- 03 All lodge owners must only park their vehicles in the spaces allocated for the plot on which their lodge is situated and ensure that their visitors use the visitor parking bays or parking spaces allocated for the plot belonging to the lodge owner/owners whom they are visiting. Parking on the roadways and other lodge parking areas is strictly prohibited.
- 04 Washing lines are not allowed on site and washing must not be hung over decking/veranda rails. Lodges are fitted with washer-dryers.
- 05 Sky TV aerials and dishes are permitted on site providing they are positioned unobtrusively by our nominated installer who specialises in the installation of satellite dishes on lodges.
- 06 Domestic refuse must be deposited in containers provided and not left out in bin liners.
- 07 Pets are allowed on the Rowanwater site but must be kept under control at all times. Dogs must be kept on a lead around the site and must live inside the lodge, not outside in kennels. The breed of dog permitted is at the owner's discretion and dogs which are considered to be dangerous breeds will not be permitted to live on the Rowanwater site.
- 08 All dog fouling must be picked up immediately and placed in a bin.
- 09 Lodge owners can walk their dogs along the river bank road and along the rivers edge. Access to the public footpath on the Fiddle Neck can be gained through the locked gate which must be re-locked after access has been gained. There is also access to the lakeside between points A & B on the attached site plan.
- 10 External fires and disposable barbeques are not permitted. Residents may barbeque within their own plot with recognised gas or charcoal barbeques.
- 11 Rowanwater has been designed as a peaceful country environment and lodge owners, visiting adults, parents and grandparents are requested to ensure that children in their care are under control and respect the privacy of other residents at all times and do not cause a disturbance.
- 12 Children must be supervised properly to ensure that they are not a nuisance to others or a danger to themselves.
- 13 The site is situated alongside the River Wyre and the lake on site has deep areas of water up to six feet deep. Although life belts are situated around the site and a boat is available for emergency use only, it is the lodge owners' responsibility to ensure that children under their care are kept safe from these potential hazards. The company will not accept responsibility to any loss or injury that occurs on site.
- 14 Occupiers of properties on Rowanwater will not:
 - Commit any criminal offence on the site or use a property for the furtherance of any criminal activity.
 - Commit any acts of vandalism, nuisance or anti-social behaviour.
 - Carry a weapon or firearm on site.
 - Use unlawful drugs.
 - Create noise or disturbance.
 - Carry out any trade or business on site.
- 15 Ball games are not allowed on site.

Signed
(Lodge owner)

Signed
(Company)

Date

Date

APPENDIX 2 (Continued)

- 16 Swimming in the lake or river is not allowed.
- 17 The siting of plant pots and garden ornaments must be authorised by the company. Unauthorised pots and ornaments or any other items left around a lodge will be removed and disposed of by the company.
- 18 All areas around lodges must be kept clean and tidy at all times.
- 19 Fishing on the lake is private, for lodge owners only and not open to the general public.
- 20 Lakeside residents may fish from within their own plot and from the area marked on the attached site plan, between points A and B.
- 21 Residents, guests and visitors may fish the River Wyre from any point on the site.
- 22 Anyone fishing on the site does so entirely at their own risk.
- 23 The volume of televisions or music played must be kept to a level that does not cause a disturbance or offence to neighbouring properties, especially between the hours of 11pm and 8am. Music must not be played on communal areas.
- 24 Any motor vehicles must be used in a manner that does not cause disturbance or offence to neighbouring properties, especially between the hours of 11 pm and 8am.
- 25 Cars must be parked tidily and correctly in designated parking areas. Owners are not allowed to bring quad bikes, off-road motorbikes, lorries, commercial vans, boats, trailers, caravans or motor homes on to the site. Caravans and motor homes may be parked outside of a resident's lodge for a maximum of two days when loading or unloading but must be stored off site.
- 26 Parking is for private cars and road going motorcycles only.
- 27 Owners or users of vehicles and cycles are responsible for any damage caused. Unlicensed or uninsured vehicles are not allowed on site.
- 28 Drivers must abide by the 10 mph site speed limit at all times.
- 29 The company will not accept responsibility for any loss or damage to vehicles or contents.
- 30 The site is protected by electric security gates. Lodge owners will be issued with two remote devices for the electric gates and two keys for the pedestrian gate. Additional keys and remote devices are available at cost. Replacement remote control devices and/or keys will be chargeable.
- 31 Lodge owners can also open the gates from their lodges by use of a telephone to allow access for visitors.
- 32 The gates will automatically open between the hours of 8am and 4pm to allow access to service vehicles and Royal Mail vehicles. Once a vehicle has driven through the gates they will automatically close behind the vehicle.
- 33 To enter the site between the hours of 4pm and 8am drivers will need to use the remote devices to open the gates which will automatically close after the vehicle has driven through.
- 34 At all times the gates will open automatically for any vehicle leaving the site and close behind the vehicle.
- 35 The pedestrian gate will allow pedestrian access at all times by the use of one of the two keys issued.
- 36 All deposits are non-refundable.

Signed
(Lodge owner)

Signed
(Company)

Date

Date