



Fritton Lake Retreats Park Rules

Retreat Owners and their permitted guests are expected to abide by the following Park Rules. The Management reserve the right to amend or add to these Rules and will give notice of any such change to all Retreat Owners.

- Behaviour** You are expected to behave in a courteous and considerate manner to the park owners their staff and other customers at all times.
- You agree that you will not:
- * commit any criminal offence at the Park or use the Lodge for the furtherance of any criminal activity.
 - * commit any acts of vandalism or nuisance.
 - * keep or carry any firearm or any other weapon at the Park.
 - * use any unlawful drugs.
 - * create any noise or disturbance.
 - * carry on any trade or business at the Park
- Children** Children should be supervised so that they are not a danger to themselves or a nuisance to others
- Litter** All litter should be placed in the bins provided
- Gardens** The right to keep a Retreat on the Pitch does not include the right to create a garden or erect any building or structure or plant any tree, shrub or other plant or their seeds without the consent of the Park Owner. The intention is that the area will retain its woodland character and nothing will be permitted that is contrary to this.
- Outside Lights** The intention is that the park should retain its rural character and light pollution at night is to be kept to a minimum. For this reason additional outside lights are not permitted and holiday home owners are advised to use hand held torches.
- Guests** Family members (as described in the Licence Agreement) and friends of the Retreat Owner are permitted to use the Retreat when the Retreat Owner is not present, provided that:
- (a) the Retreat Owner has notified the Estate Office in advance and the guest(s) have complied with the "Notification of Guests" section in these Park Rules;

- (b) the Estate Office has given prior consent to use of the Retreat by the guest(s). The Estate Office will not unreasonably withhold or delay giving consent in these circumstances;
- (c) no cash consideration or other benefit in kind is paid by the guest(s) to the Retreat Owner for the use of the Retreat; and
- (d) the guest(s) at all times comply with these Park Rules and any applicable provisions under the Licence Agreement.

Save for the above, any other hiring of the Retreat is to be carried out through us in accordance with the terms of the Licence Agreement and any separate agreement between you and us relating to the hiring out of the Retreat. You acknowledge that a charge is made for this service.

When making the Retreat available to guests, the Park Owner may make a charge for the use of the park facilities by the occupiers of the Retreat.

Notification of Guests

To enable us to maintain safety and security on the park, you must notify us of any guests who are visiting the Retreat at least 7 days prior to arrival. All guests will be required to complete a "check-in" form on arrival, and will be required to provide their name(s) and contact details (including a telephone number) in the event that we need to contact them during their stay. It will be the Lodge owner's responsibility to draw their guests' attention to these Park Rules, and in particular, this "Notification of Guests" section.

Facilities and Activities

Retreat Owners and permitted guests staying with them are allowed to use the nature trail, the golf course and to fish from the bank of the lake in the areas indicated. Any guests visiting for the day and using the park facilities must pay the normal admission fee to the Park.

Dogs

Dogs are permitted on the Park if kept under strict control. They may be exercised only in the areas indicated but are not permitted on the Golf Course or within the grounds of Fritton Lake. Other pets are only permitted with the prior written consent of the Park Manager.

Boats

No canoes, boats, windsurfing boards or other vessels can be brought to the lake or used on any body of water at the Park without Management permission in writing. Boats are available for hire from Fritton Lake and shall only be used in accordance with Management instructions.

Firearms

No shotguns, airguns or other weapons are permitted on the Park.

Fishing

Fishing is to be carried out on the lake in accordance with the national laws and park rules

Bicycling

Cycling is permitted around the park on the routes indicated. Care should be taken at all times.

Barbecues

Barbecues are only permitted to be used within three metres of the Retreat. It is recommended that a bucket of water or a fire extinguisher is kept close by. The Park Owners may refuse consent for all barbecues during extreme dry conditions.

- Noise** The playing or use of any television, radio, compact disc, tape or other device for the production of sound, or the playing of any musical instrument or practising singing is not permitted if it is likely to cause a nuisance to other Retreat Owners and must not be audible outside of the Retreat between 10 pm and 8 am.
- Cars and Motor Vehicles** Cars or other motor vehicles must only be parked in the designated parking spaces, and must not be left where they obstruct the drives, roadways or footpaths. Repairs to motor vehicles (except emergency running repairs) must not be carried out on any part of the park. Traffic regulations and speed limits must be obeyed at all times. In general, we are trying to promote a holiday environment free from motor vehicles. We would therefore ask that, so far as is possible, you only use your car when travelling off-site. We request that, where possible, you only use bikes or buggies whilst travelling on the site.
- Display of Signs** Writing, drawings, signs or placards must not be displayed in any window of a Retreat or so as to be visible from outside a Retreat.
- Third Party Instructions/Rules** You shall at all times comply with any lawful instructions or rules communicated to you by any authorised person on the Park. For example, you must comply with any lawful instructions communicated by a swimming instructor if you are intending to swim in the Lake.
- Lake Habitat** The habitat around the edge of the Lake and the reed bed is sensitive and unique. We have been working to restore the reed bed over many years, and therefore we politely ask that you do not allow dogs or children near this area. We also politely ask that you or your permitted guests do not trample or otherwise damage the reeds in any circumstance.

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