

Bundaberg Park Lodge Rules

1. **NOISE:** No undue noise is permitted at any time. Please keep noise to a minimum level throughout the day and night and have some respect for other residents peace and quiet. TV's/stereo's/Radio's must be kept at such a volume at all times so as not to annoy other tenants.
2. **VEHICLES:** Only the tenant's vehicle is allowed in the park (1 only and must be registered). This vehicle must be parked on own site and nowhere else in the park. (Second vehicle at managers discretion and if allowed will have to be parked at location designated by manager and fees may be incurred). **VISTORS VEHICLES ARE NOT PERMITTED TO PARK WITHIN THE PARK PREMISES.** The speed limit within the park is walking pace only. Any person disobeying this rule will be forced to park their vehicle outside the Park premises and continued disobeying of this rule will see the tenant evicted..
3. **LAUNDRY:** Laundry facilities are cleaned each day, so please respect other resident's by keeping these facilities clean. Anyone found abusing, threatening or defacing these facilities will be breached immediately and as a result will be charged for the costs incurred for damages.
4. **VISTORS:** Tenant's are responsible for their guests behaviour at all times. Guests are to respect the Park Rules while visiting at all times. If guests do not adhere to the rules they will be asked to leave immediately and the resident will suffer the consequences of their visitors actions as stated in the rules. Verbal abuse, swearing or foul language by residents/visitors to management or staff will not be tolerated. Failure to control your visitors may lead to eviction from this park. Previous evictees are not permitted back onto the premises at any time. Any current resident's which the past evictee is visiting will be breached immediately.

At managers discretion visitors may stay up to a period of 7 nights at \$10 per person per night. The office must be notified and fees paid prior to the visitor/s staying. Failure to comply will lead to a breach being issued to tenant where guest is staying.

5. **PREMISES:** Tenant/s must keep the premises/site clean and tidy at all times. Removal of, or damage to trees and shrubs is prohibited. Cigarette butts must be disposed of in the proper manner. No structures, garden sheds or fences allowed without prior approval.
6. **ALCOHOL:** No alcohol is to be consumed in public areas. Drugs, foul or offensive language will not be tolerated. Walking around the park with open bottles or cans of alcohol is not permitted at anytime.
7. **CHILDREN:** Parents are responsible for their children and their behaviour at all times. Children under the age of 12 must be accompanied and supervised by an adult at all times. No playing in amenities or laundry area.
8. **RUBBISH:** All rubbish must be wrapped up or put in plastic bags before putting in bins provided. Please do not put any oil or grease down the sink.
9. **POOL - POOL USE IS FOR RESIDENTS ONLY:** All signage in pool area to be obeyed at all times. No alcohol, food, lollies, gum, drinks, glass, toys (except appropriate floatation vests/rings/armbands) to be taken into or around the pool area. Appropriate swim wear must be worn. Noise is to be kept to a minimum throughout the day. NO CHILDREN under the age of 14 unless accompanied by an adult. All rubbish to be removed upon leaving the pool. Tenant/s use the pool and pool area at their own risk. Management takes no responsibility.

10. PETS: There is one (1) approved pet allowed per site at Management's discretion (if a dog or cat these must be registered). Additional animals are at managers discretion. All animals (dog or cat) must be kept on a lead when not inside a van, annexe or fence and all facieses must be collected by the walker of the animal immediately. The site in which the animal is kept must also be kept clean of all facieses. All animals strictly prohibited from Amenities, Laundry, Pool and the Camp Kitchen.

If your animal acts in an aggressive manner towards another animal or tenant the owner of the animal will be issued with a breach and at managers discretion, the animal may be required to be removed from the park immediately. At no time will excessive barking of a dog be tolerated within the park. If your dog/s are barking excessively at any time a formal breach will be issued.

11. OFFENSIVE/DESTRUCTIVE/ABUSIVE BEHAVIOUR: Urinating anywhere except bathrooms will not be tolerated. Damage to the Park and/or its property, violence or threats will not be tolerated and will result in immediate removal from Park premises. Fighting between partners, visitors and/or other residents will not be tolerated. Police will be called. No verbal abuse will be tolerated from anyone to any staff member or other residents, and may result in you being given notice to leave.

12. WATER USE: Wasting of water will not be tolerated - tenants who are wasting water will receive a written warning, subsequent events will result in \$50 rental increase for the invoiced period.

13. NOTICE TO LEAVE: 2 (two) weeks advance notice must be given to management in writing before you vacate. The notice to leave will be taken from the date, management receives the notice IN WRITING.

14. RENT IN ADVANCE: The rent must remain in advance at all times. Failure to pay rent before 10.00am on the day your rent is due, may lead to your tent, caravan or campervan being removed from the park. It is the residents responsibility to ensure that payments and the funds have been received by the office.

15. REPAIRS: All repairs must be pre-approved by on-site management. If outside business hours or for emergency repairs, management must be contacted. This is FOR EMERGENCY ONLY. If the resident does not make a reasonable attempt to contact the management and it was an emergency, but called out a trades person, the costs shall be forwarded to the resident who will be liable for the costs related to that repair.

16. MAINTAINENCE: The tenant/s shall allow and maintain reasonable access for all trade persons/ park staff/ management to complete and maintain, observation to maintain and reading of meters.

17. OCCUPANCY: If a resident wants to have other people move into the premises, the resident must first have the approval by management. Additional funds will be paid prior to the person/s moving into the premises.

18. UPON VACATING: Upon vacating the site will be left in a clean and tidy manner. The site will be cleared of all rubbish and personal items, and left in a good order. A minimum fee of \$50.00 will be charged should Management need to clean the Van/site upon vacating. In accordance with the Residential Act, upon vacating if any arrears or outstanding amounts incurred throughout the residents stay are not paid by vacate, you will be passed over to a debt

collection agency where you will be responsible for all costs incurred plus interest. All default residents are listed with TICA.

19. SMOKING: Smoking is not permitted in Amenities, Laundry, Camp Kitchen, Park Office, and ALL RENTED PREMISES of the park.

20. SEWERAGE: The park is on a septic sewerage system. Please do not put any foreign matter down sinks or toilets. Blockages caused by any foreign matter or excessive use of paper will be repaired at the tenant/s expense.

21. TENANCY AGREEMENT: These rules are to be read in conjunction with the signed tenancy Agreement.

Please complete the form below and return to the office at your earliest convenience.

I / we agree that I / we have read, understood and will abide by all the *Park Rules* at all times. I / we have been given a copy of the *Park Rules*.

Resident Name	Resident Signature	Date
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Resident Name	Resident Signature	Date
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Car Registration Number

Van/Site/Cabin number