

Woodland Springs Terms and Conditions – Annual Seasonal Addendum

Introduction - Woodland Springs Touring Park is an adult only park with seasonal pitches catering for touring caravans and motor caravans (unit) of a maximum length of 8.5m or 28ft. All guests and visitors must be 18 years of age or above. Bookings are accepted subject to the Terms and Conditions and this addendum to them.

This Contract - This contract is with Chris and Jan Patrick Trading as Woodland Springs Touring Park, Venton, Drewsteignton, Devon, EX6 6PG (we or us) 01647 231695. A contract exists as soon as we have received and confirmed the booking. Please inform us of any discrepancy within 7 days unless your stay is to start within 14 days in which case you should inform us within 24 hours. Should ownership of the sited unit change during the contract period the unit is to be removed from the site unless agreed by us. The contract is not transferrable to any other party. The terms contained in this contract do not affect your statutory rights. This contract remains in force if a Seasonal Pitch is renewed or replaced by an updated version.

The term seasonal pitch refers to an Annual Seasonal pitch in the context of this document. An Annual Seasonal Pitch contract is for a full 12 months and starts on an agreed date, usually the day of pitching the unit.

Existing customers wishing not to renew their seasonal pitch booking must do so in writing, by email or verbally by the 11 month point of their contract.

Seasonal Pitch Fees – A £100 deposit is payable by new seasonal customers to secure their pitch and this will be non-refundable unless you are entitled to have it returned to you as the result of breach of obligation on our part. Acceptance of the booking does not guarantee a particular pitch as we reserve the right to offer an alternative pitch and or move a caravan to a new pitch. If this happens we will discuss it with you.

The pitch fee is payable in 2 parts, the first 50% must be paid prior to pitching your caravan or the commencement of the contract period. The second 50% is payable before the end of the first 6 month period. This is NOT payment for two 6 monthly periods, please read the “Refunds and Leaving” part of this document. Other payment plans may be introduced at the discretion of Woodland Springs. Should the fee not be paid on time, we reserve the right to re-allocate the pitch to a new customer and without further notice. All accounts must be paid by card, cash or bank transfer. Payment by Credit Card may attract an administration fee. The price covers 2 people, your dogs and pets, awning, on-pitch services and 2 cars (1 must be parked in the car park). Anything in excess of these will attract the normal advertised daily rates for touring customers. There is no charge for day visitors but we must be notified of their visit.

Refunds and Leaving- In the event of you deciding to remove your caravan from the park during the season prior to the end of the contract you must notify us in writing or by email of your intention to leave and the date of leaving.

Our refund policy is as follows:

Removal before the end of the second month - refund of 80% of annual fee

Removal after the end of the second month – all outstanding balances of the full amount will be due before removal of the caravan.

Change or cancellation of the pitch by us –If we have had to cancel your pitch before the contract is due to start you are entitled to a full refund of the money you have paid.

If we have had to cancel your pitch for unforeseen or unusual circumstances during the contract, you are entitled to a refund of the money you have paid that is the number of whole months left in the contract multiplied by 1/12 of the full seasonal fee less any payments not yet made.

If we cancel your pitch for a breach of contract there will be no refund and any outstanding balance will be immediately due.

Unforeseeable or unusual occurrences beyond our control include but are not limited to war, threat of war, riot, terrorist activity, natural or nuclear disaster, fire or anything that prevents access to or occupation of the site.

General - Units must remain roadworthy and be kept in an acceptable condition at all times both structurally and decoratively. They must also be insured. In the event of non-compliance the Company may give the owner two months' notice to either bring the condition of the unit to the required standard or to remove the unit from the park.

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No construction of any sort is to be undertaken on the pitch. Unauthorised work on any item, which, in the opinion of us, constitutes an injury to the visual amenity, will have to be returned to its original state.

You may leave your unit on its allocated pitch for the season. You may occupy it when you want but we do not have a residential license so you will not be able to occupy it full time, our licence is for “holiday use only”. You may remove your caravan for maintenance or to go touring.

When you are not staying at the site you must always disconnect your unit from all services, take down any awnings, canopies etc. and put everything away in the unit. You must take all security precautions asked by your insurer, you may not make any modifications to the pitch or site to meet these.

You may not sublet your unit but you may allow family and close friends to use it in your absence. We must be notified in advance of their arrival or we will turn them away.

Signatures – The main users are to sign the signature page below. Once signed retain all the pages for your reference except for the signature page which is to be returned to Woodland Springs Touring Park, Venton, Drewsteignton, Devon, EX6 6PG.

Date signature page returned to Woodland Springs

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We have read, understood and accepted the Woodland Springs Terms and Conditions - Annual Seasonal Addendum as last changed on 03 September 2016.

Signed

Printed Name

Date

Signed

Printed Name

Date