



Terms and Conditions for 2023

Latest Update: 21.07.2023

The Terms and Conditions of the Site Licence enables Comrie Holiday Park to be open for 12 months of the year. The rules and conditions are in accordance with the “Site Licence Terms and Conditions” issued by Perth and Kinross Council, and are intended as a general guide to enable us to operate efficiently for the benefit and safety of our owners.

Our Terms and Conditions may be amended without prior notice in accordance with our policy of continual improvement. Payment of Annual Site Fees in December automatically renews your license with us for the next twelve months.

Please read and store safely. This sets out the terms on which you are entitled to keep your holiday home on Comrie Holiday Park.

(Holiday Home reference includes Static Vans, Chalets and Lodges)

1. Terms and Conditions The following rules have been created in accordance with the Terms & Conditions of the Site Licence issued by Perth and Kinross Council. Your cooperation in observing these rules will be to everyone's advantage and to ensure that our park complies with the license.
2. Comrie Holiday Park Ltd is open all year, which means you may use your holiday home throughout the year. The park is not licensed as a Residential Park, therefore, owners cannot use the park as their permanent address. We require all owners to provide details and evidence of their permanent address. Any change of address, email, telephone numbers should be reported to the Park Office immediately.
3. Termination of the Annual Licence The licence you have with us, may come to an end in any of the following ways:
 - By you giving us notice in writing of your wish to end it
 - Because the Licence period has passed
 - By sale of your Holiday Home or by you losing title to it
 - By us taking immediate steps to terminate it because you have broken your obligations under this agreement
 - Any owners intending to terminate their Annual Licence are responsible for the removal / disposal of their Holiday Home, and making the necessary arrangement to have their Holiday Home removed from the pitch and transported from the park, after paying our Disconnection Fee. The Resident Manager can offer advice and assistance if required.

4. Management of the Park The Site Managers are responsible for the efficient running and day to day management of the park. They have the power to refuse entry if they deem it necessary.
5. Owners must not pass their Security fob to any unauthorised person under any circumstances. You should not open the security barrier to unknown persons, for the safety and security of all owners, visitors and staff on the park. You must return your barrier security fob if you leave Comrie Holiday Parks. Replacement fobs can be purchased at the Park Office.
6. Liabilities Neither Comrie Holiday Park, nor any of its employees will be liable for any loss or damage however caused to any person, their possessions and vehicles, Holiday Home exteriors and interior contents. It is the responsibility of the Holiday Home owner to provide relevant insurance against these liabilities.
7. Anti-Social Behaviour (Any incident on the park which are contrary to our expected standards) In the unlikely event of any disturbances on the park must first be reported to the Resident Manager, Ewan Trousdale, before any action is taken. **The policy of Comrie Holiday Park is that any anti-social behaviours by Holiday Home owners, family members or friends visiting will not be tolerated by the park under any circumstances.** You remain responsible at all times for the actions of family and friends using your Holiday Home. This includes the use of illegal substances, including cannabis.
8. Complaints Procedure All complaints should be made in writing to the Resident Manager who will investigate and take the appropriate action if deemed necessary.
9. Anonymous letters / complaints will not be recognised or considered.
10. Site Rent & Services Fees All annual charges are non-refundable or transferable under any circumstances.
11. Annual Site Rent is due for payment on or before the 1st January. Invoices will be sent out at the end of November. Rents not paid by the 1st January will be subject to a late payment and administration charge. Any owner failing to pay their rent for the forthcoming year could have their Holiday Home removed from the park. Any expenses incurred by the park will be charged to the owner.
12. Sales The company, Comrie Holiday Park Ltd, are solely responsible for ALL Holiday Home Sales. Should you wish to sell your Holiday Home, please inform the Resident Manager, who will then discuss all aspects of the proposed sale with you. The Sales Policies are displayed in the Park Office. Owners must continue to pay their fees and expenses until the sale concludes.
13. Transfer of Annual Lease / Ownership: Should you wish to transfer your Annual Licence or Holiday Home to a close family member, this can be acceptable on the understanding that all necessary paperwork will be completed and the transfer fee paid in full. The Resident Manager must meet the new owner in advance to explain terms and conditions.
14. Owners and dogs Owners are responsible for their dogs at all times. Only owner's dogs are permitted on site and should be on a lead at all times. Visitor's dogs are not allowed on the park. Dog fouling will not be tolerated on the park or adjoining fields, and owners are

responsible for clearing up any dog mess. This rule will be strictly enforced. **Owners who do not clean up after their dogs will be fined up to £500. Permanent offenders will have their annual licence with Comrie Holiday Park terminated.**

15. Visitors to the Park Anyone visiting the park must register at the Park Office. This will include name, address, contact number and vehicle registration prior to entering the park. This information is required for Health & Safety.
16. Car Parking One vehicle per caravan is allowed. Visitors' vehicles must be parked in the chipped parking areas throughout the park. No vehicles can be stored on the park.
17. One Way System The speed limit of 5mph and one way system must be observed at all time, to ensure the safety of owners and children on the park.
18. Children's Electric & Motorised Bikes and Scooters are not allowed to be used on the park or surrounding fields at any time. This does not include mobility Scooters.
19. Tents No tents are allowed to be pitched on the park or surrounding grounds at any time. Please check with the Park Managers should you wish to erect a gazebo out with your designated pitch area.
20. CCTV cameras No exterior video / security cameras are allowed on any Holiday Home on the park. Internal cameras are allowed as long as they do not invade the privacy of anyone else on the park.
21. Respecting Others
 - Cycling (including children) or walking between Holiday Homes is not allowed. Cyclists must keep to the designated roads. This rule is to prevent accidents occurring and to ensure the privacy and enjoyment of all owners on the park. All bicycles should be safely stored when not in use
 - All audio equipment should be turned down by 10pm to ensure no disturbance to other park users
 - You must keep your pitch and surrounding area tidy and not impact on the space of other pitches
 - Please help us keep high standards of presentation by placing all disposable waste and recycling in the appropriate bin. All glass and sharp refuse should be well wrapped and disposed of safely. All bins are clearly marked.
22. Storage In accordance with the Site Licence, the area below every Holiday Home and Balcony must be kept clear at all times. No equipment should be stored here for any reason.
23. Duplicate Key All owners are required to provide a key to the Park Office for their Holiday Home. These are required to allow us to assist in any emergency / security issue that may arise during the owner's absence
24. Permission Owners must have the company's permission to erect balconies, steps, fences or storage boxes. Any changes to the environment including laying of slabs, planting, cutting / pruning shrubbery should be authorised by the Grounds Manager before any action is taken

25. Decking and Steps Balconies and steps must be obtained through our designated supplier and with permission of the Grounds Manager. All balconies and decking that exceed the designated boundary of the pitch, will be charged additional rent over and above the annual Site Fee.
26. Holiday Home Maintenance All Holiday Homes must be kept in good order with exteriors being cleaned on a regular basis to maintain our high standards. Decking must also be kept in good repair. We advise that wooden decking should be protected by paint, stains and oils. Decking in a poor state of repair will be removed if no improvements are made by the Holiday Home Owner.
27. Gas Safety All gas must be purchased through the Park Office. No outside purchase of gas bottles will be allowed on the park. Annual Gas Safety Certificates must be shared with the Park Office. Owners who do not comply risk their Annual Licence being terminated.
28. Insurance All Holiday Homes should be insured to cover any third-party liability, and a copy of this should be provided to the Park Office. Owners who do not comply risk their Annual Licence being terminated.
29. No firearms, weapons and knives are allowed on the park.
30. Renting or Sub-Letting Owners who wish their family and friends use of their Holiday Home should contact the Park Office for necessary approval. Details such as name, address, contact numbers and car registration details should be provided in advance. **Anyone found renting out their holiday home will have their Annual Licence terminated and Holiday Home removed from the park.**
31. Ten Year Rule The Management does not have a fixed rule regarding Holiday Homes under 10 years old. Our policy for Holiday Homes (excluding Chalet and Lodge Owners) over ten years old is that, if at our discretion, the Holiday Homes is of such an age and appearance and deem to be not acceptable or not to the required standards of the park, we retain the right to require the owner to:
- Upgrade with a suitable replacement purchased via the Park Office
 - Arrange for the removal or sale of their Holiday Home off the park, which must also be done via the Park Office. A disconnection Charge will be applicable
32. Secured Clothes lines or rotary clothes driers cannot be used on the park. It is permitted to have a clothes dryer attached to the Holiday Home on a temporary basis only.
33. Get Ready for Winter: All owners are responsible for the winterisation of their Holiday Home to prevent frozen and burst pipes. An information sheet is available from the Park Office and staff are willing to offer advice. Our designated plumbers also provide a drain down service, details are available in the Park Office.