



# Veluwepark de Bosgraaf

## Park regulations Veluwepark De Bosgraaf

### INTRODUCTION

These regulations have been created to ensure the quality and uniqueness of Veluwepark De Bosgraaf, which is located in a beautiful natural environment in the municipality of Apeldoorn. Together with the General Terms and Conditions and the RECRON Terms and Conditions, these regulations form the basis for a respectful, safe and pleasant living environment for all residents and guests.

### DEFINITIONS

- **Park:** Veluwepark De Bosgraaf, including all facilities and amenities.
- **Administrator:** The organisation or person responsible for the day-to-day management of Veluwepark De Bosgraaf.
- **Owner:** The legal owner of a plot of land or recreation unit within the park.
- **User/Recreation Seeker:** Anyone who uses or occupies a property or recreation unit within the Park.

### GENERAL PROVISIONS

#### Article 1: General standards of conduct

1.1 All residents and visitors are expected to be respectful of each other, the facilities of the park and the natural environment. Harassment must be avoided at all times.

1.2 The privacy and tranquility of others must be respected. Noise pollution, both during the day and at night, is not permitted.

1.3 Everyone must abide by the rules set out in these Park Regulations. Violations can result in penalties, up to and including exclusion from the park.

## **Article 2: Accessibility for emergency services**

2.1 Access roads, paths and facilities must be kept clear for emergency services at all times.

2.2 The instructions of the park staff regarding safety and accessibility must be followed immediately.

## **Article 3: Waste management**

3.1 Residents and visitors are obliged to separate their waste properly and hand it in the appropriate rubbish bins. This contributes to a clean park and a better environment. Bulky waste, such as bulky waste, garden furniture, carpets and large cutting waste, must be disposed of by guests themselves at a suitable waste disposal or recycling facility outside the park.

3.2 Leaving bulky waste in the park is not permitted and helps to maintain a tidy and safe environment for all residents and visitors.

## **Article 4: Pet Policy**

4.1 Pets are welcome at Veluwpark De Bosgraaf as long as they do not bother other residents or visitors. It is the owner's responsibility to ensure this.

4.2 Pets must be kept on a leash at all times outside the owner's property and under the direct supervision of the owner. Exhaust spots should be used where available. Dogs must be specifically walked in the designated dog walking areas inside the park or outside the park. This helps to ensure the cleanliness and safety of the park. Feces must be removed immediately by the owner.

## **Article 5: Flora and fauna**

5.1 Damaging or removing plants, trees or other natural elements within the Park is strictly prohibited.

5.2 Residents and visitors should respect the natural habitat of the local fauna and not disturb it.

## **Article 6: Lärmbelästigung**

6.1 The use of sound amplification devices is only permitted in compliance with the park's quiet hours (23:00 - 07:00).

6.2 Major maintenance work or activities that may lead to significant noise nuisance must be notified to the operator in advance and are only permitted with permission.

## **Article 7: Vehicle policy**

7.1 The use of cars within the park is limited to the streets and parking lots. Speed limits

must be observed at all times to ensure the safety of all park residents and visitors.

7.2 Parking is only permitted in designated areas. Blocking access roads or paths is strictly prohibited.

7.3 Certain times apply to entering and leaving the park in order to maintain peace and quiet in the park. These times are clearly communicated at the entrance to the park and must be strictly adhered to.

#### **Article 8: Leisure and facilities**

8.1 All recreational facilities within the park are available to residents and their guests. Respect for the facilities and other users is crucial.

8.2 Reservations may be required for the use of certain facilities. These reservations must be made through the administrator or the reservation system provided for this purpose.

8.3 Residents and guests are obliged to comply with the rules established by the Administrator for the use of recreational facilities. Improper use or damage to the equipment may result in restrictions on future use.

#### **Article 9: Safety**

9.1 Everyone in the park is responsible for their own safety and that of others. It is forbidden to engage in activities that could endanger safety.

9.2 In the event of an accident or safety incident, the Manager or designated safety personnel shall be notified immediately.

9.3 It is mandatory to cooperate in any security checks or procedures initiated by the Administrator.

#### **Article 10: Prohibition of commercial activities**

10.1 It is forbidden to carry out commercial activities within the Park without the prior written consent of the Operator.

10.2 This includes, but is not limited to, the sale of goods or services, the placement of advertisements and the provision of accommodation for rent to third parties.

10.3 Violation of this article may result in sanctions, including denial of access to the Park.

#### **Article 11: Code of Conduct for Visitors**

11.1 Visitors to the Park must abide by the rules and regulations of the Park Rules at all times.

11.2 Owners are responsible for the conduct of their guests and must ensure that their guests are aware of and comply with the park rules.

11.3 In the event of a violation of the regulations by guests, these persons may be refused access to the park.

### **Article 12: Maintenance and cleaning**

12.1 Residents are responsible for the maintenance and cleanliness of their own property and recreation unit.

12.2 The Park is responsible for the general maintenance of the public areas, roads and facilities. The residents should contribute to the preservation of these areas by keeping them neat and clean.

12.3 Major maintenance or renovations to the recreation units or parcels must be notified in advance and approved by the Administrator.

### **Article 13: Use of common facilities**

13.1 All residents and their guests have access to the communal facilities of the Park, such as playgrounds, swimming pools and sports facilities. However, its use is subject to rules specific to each facility.

13.2 To ensure quality and safety, the equipment must be left in good condition after use. Damage or defects must be reported to the managing director immediately.

13.3 The Park reserves the right to deny access to certain facilities to individuals in the event of abuse or non-compliance with the rules.

### **Article 14: The learning norm**

14.1 Between 11:00 p.m. and 7:00 a.m., the night's rest of others must be taken into account. During this time, noise pollution must be prevented.

14.2 The use of sound systems in the outdoor area is permitted, provided that it does not disturb other park residents.

14.3 Events or activities that may cause noise nuisance are subject to the prior authorisation of the Operator.

### **Article 15: Environment and sustainability**

15.1 Residents and guests are encouraged to follow sustainable practices, such as limiting water and energy consumption and participating in recycling programs.

15.2 The use of non-sustainable materials, such as single-use plastics, is not recommended in the Park.

15.3 The contribution to the conservation of the natural environment of the Park is valued and promoted by the Manager.

#### **Article 16: Building and renovation regulations**

16.1 All construction, conversion or renovation work on a recreation unit or property requires the prior written consent of the Administrator.

16.2 The work must be carried out with respect for the peace and privacy of the other occupants and with minimal disturbance to the natural environment.

16.3 The Operator reserves the right to reject construction plans that are not in accordance with the aesthetic or structural policy of the Park.

#### **Article 17: Open fire and barbecue**

17.1 The use of open fires, including fireplaces, candles and barbecues, is regulated within the park. For any type of open fire or as indicated by the park management, permission from the manager is required.

17.2 Barbecuing is only permitted in designated areas and in compliance with safety regulations.

17.3 In times of drought or increased fire risk, the Operator may impose additional restrictions or prohibit the use of open flames altogether.

#### **Article 18: Right to preferential sales**

18.1 In the event of the intention to sell a recreation unit or land, the Park has the preferential right to acquire it at market conditions.

18.2 The Seller must inform the Managing Director in writing of the intention to sell. The park has a set period of 6 weeks to exercise its preferential right.

18.3 Prior to the sale, a sales audit must always be carried out by an outsider in order to ensure the quality and safety of the leisure property.

18.4 In the event of the sale of the leisure property, a transfer fee of €1485 is payable to Veluwapark de Bosgraaf.

#### **Article 19: Respect for the Community**

19.1 All residents and guests must contribute to a positive and respectful community within the park. Discrimination, bullying or other forms of disrespectful behaviour will not be tolerated.

19.2 Conflicts between residents must be resolved in a peaceful and respectful manner,

if necessary with the mediation of the administrator.

## **Article 20: Compliance and sanctions**

20.1 Compliance with these park rules is mandatory for all residents and guests. The administrator has the authority to impose penalties for violations.

20.2 Penalties can range from warnings to denial of access to the Park or certain facilities, depending on the severity and frequency of the violations.

20.3 In serious cases of non-compliance, the Administrator may take legal action to enforce compliance or obtain damages.

## **Article 21: Smoking**

21.1 Smoking is permitted in the park. Smoking is strictly prohibited in the areas, such as near children's playgrounds and communal facilities.

21.2 Throwing cigarette butts on the floor is not permitted. Use the designated ashtrays to keep the park clean and safe.

## **Article 22: Responsibility for guests**

22.1 Owners and Users are responsible for the conduct of their guests within the Park. It is required that guests are aware of and comply with the rules and regulations of the park regulations.

22.2 In the event of violations by guests, such persons may be temporarily or permanently denied access to the Park and its facilities, depending on the severity of the violation.

## **Article 23: Use of swimming pools**

23.1 The swimming pool and associated facilities are available to all residents and their guests, subject to the pool rules established by the operator.

23.2 Children under the age of 12 must be accompanied by an adult at all times when in or around the pool.

23.3 Bringing glassware, sharps or pets into the pool area is not permitted.

## **Article 24: Traffic and parking**

24.1 All vehicles within the Park must be kept to the speed limits. The speed limit has been set to ensure the safety of all park residents and visitors.

24.2 Parking is only permitted in the designated parking spaces. Unlawful parking of

vehicles that may block access roads or emergency exits is prohibited.

### **Article 25: Green care**

25.1 The maintenance of the greenery within the boundaries of the property is the responsibility of the owner or user. It is important that this maintenance is carried out with respect for the natural environment and in accordance with the guidelines issued by the manager.

25.2 Felling trees, making major changes to the landscape or using chemical pesticides is not permitted without the consent of the Administrator.

### **Article 26: Changes to the leisure unit**

26.1 Any changes, extensions or modifications to the Leisure Unit require the prior written consent of the Administrator. This ensures that any changes comply with the park's aesthetics and regulations.

26.2 The Operator has the right to reject construction plans that do not meet the requirements or may disturb the harmony within the Park.

### **Article 27: Events and activities**

27.1 The organisation of events or activities open to all Park residents requires the prior consent of the Operator. This helps coordinate the parking agenda and avoid nuisance.

27.2 A permit may also be required for private events in the outdoor areas of the Park, depending on the size and nature of the event.

### **Article 28: Security measures**

28.1 All residents and guests are required to follow the safety measures and instructions established by the Property Management, especially in the event of an emergency.

28.2 The use of open fires, fireworks or other potentially hazardous materials is subject to strict rules and in some cases requires the approval of the manager.

### **Article 29: Communication**

29.1 Communication between the Operator and the Park residents is carried out through official channels, such as newsletters, the notice board at the entrance to the Park or by e-mail.

29.2 Residents are obliged to inform the Administrator in a timely manner about any changes to their contact details in order to ensure effective communication.

### **Article 30: Enrolment Policy**

30.1 Residents are not permitted to permanently register at an address in Veluwepark De Bosgraaf in accordance with the local laws and regulations of the municipality of Apeldoorn. The park is intended for recreational use.

30.2 Any attempt at permanent registration may result in the Park Authority taking action to ensure compliance with this policy.

### **Article 31: Emergency and safety procedures**

31.1 All residents and visitors should be familiar with the Park's emergency and safety measures, including the location of emergency exits and gathering areas.

31.2 In the event of an emergency, the instructions of the park staff or the emergency services must be followed immediately.

### **Article 32: Maintenance of facilities**

32.1 The maintenance and repair of the Park facilities, including roads, paths, lighting and common areas, is the responsibility of the Park Manager.

32.2 Residents are encouraged to report any problems or deficiencies in the facilities to the Park Authority.

### **Article 33: Changes to the Park Regulations**

33.1 The Park Operator reserves the right to make changes to the Park Regulations. Such changes will be communicated to all residents in advance.

33.2 Residents have the right to provide feedback on the proposed changes, which will be taken into account by the Park Manager.

### **Article 34: Conflict Resolution**

34.1 In the event of disputes between residents or between residents and the park manager, a peaceful settlement of conflicts will be sought.

34.2 The Park Manager may act as an intermediary in order to reach a solution acceptable to all parties involved.

### **Article 35: Access to the Park**

35.1 The Park is only accessible to local residents, their guests and staff. Access for third parties is restricted and must be in accordance with the rules established by the Park Manager.

35.2 Visitors must report to the reception or other designated area when entering the park.



## **Article 36: Complaints procedure**

36.1 Residents and visitors who have complaints about the Park, its facilities or staff may address them to the Park Manager.

36.2 The Park Operator undertakes to take complaints seriously and to endeavour to find a satisfactory solution.

## **Article 37: Camera surveillance**

37.1 Veluwegpark De Bosgraaf may use camera surveillance for the safety and protection of residents, guests and property within the park.

37.2 Cameras may be placed in strategic locations within the Park, such as entrances, common areas, parking lots, and other areas where security measures are deemed necessary.

37.3 When using camera surveillance, Veluwegpark De Bosgraaf complies with the applicable laws and regulations regarding data protection. Video surveillance is not installed in places where the privacy of residents and guests is at risk, such as private terraces, gardens or leisure facilities.

37.4 The images captured by the surveillance cameras will only be used for the intended purpose, namely the safety and protection of the Park and its inhabitants. This footage will only be viewed by authorized personnel and may be made available to the relevant authorities if necessary for criminal investigations.

37.5 Residents and guests will be informed about the use of camera surveillance within the park. This information may be provided via signs at the entrances to the park, via the website or other means of communication used by Veluwegpark De Bosgraaf.

37.6 Residents and guests who have questions, complaints or objections regarding the camera surveillance can contact the park management. Your concerns will be taken seriously and, where possible, resolved in accordance with applicable laws and regulations.

## **Article 38: Rental policy and admission requirements**

38.1 The rental of leisure units at Veluwegpark De Bosgraaf is only permitted for recreational purposes or for long-term rental, provided that this is done in consultation with and after the permission of the park manager.

38.2 It is not permitted to rent out leisure units to migrant workers or for purposes that do not correspond to the recreational character of the Park.

38.3 The Park Manager reserves the right to refuse guests if there is a suspicion that the use of the recreation unit violates this article. This is to ensure the peace, safety and recreational character of the park.

38.4 In the event of a violation of this article, the Park Manager may take appropriate measures, including denying access to the Park.

### **Article 39: Final provisions**

39.1 These Park Regulations have been carefully compiled to ensure a pleasant, safe and respectful environment for all. We ask all residents and visitors to abide by these rules and contribute to the community of Veluwepark De Bosgraaf.

39.2 If you have any questions or ambiguities about these Regulations, please contact the Park Manager.

### **Endword**

With the completion of these park regulations, we, the operators of Veluwepark De Bosgraaf, hope to have outlined a clear and honest framework that contributes to a harmonious, safe and pleasant living environment for everyone. These regulations reflect our commitment to the quality of life in the park and our commitment to preserving the unique nature and community that make Veluwepark De Bosgraaf so special.

We encourage all residents and visitors to approach these regulations with respect and care. By working together and respecting each other, we can ensure that our park remains a place where everyone likes to be.

If you have any questions or need further clarification on any part of these regulations, please do not hesitate to contact the park management. We are always ready to help and provide support when needed.

Let's work together to preserve and improve our beautiful community at Veluwepark De Bosgraaf.

Honest

The management of Veluwepark De Bosgraaf