



## LOWER MILL COTSWOLDS

### **CODE OF CONDUCT**

Lower Mill Estate is a Nature Reserve located in the heart of the Cotswolds. We promote a safe family environment for people to enjoy, coupled with a duty to protect the natural habitat of many species of wildlife for generations to come. In order to maintain a balance between these two factors, there are a number of “Rules” to ensure that the Estate is safe, secure and a peaceful environment for all. Homes on the estate cannot be used as a primary residence or be used as a base of operation for contractors or a base to commute to and from a place of work. A full set of rules will be located in the Welcome Pack in your property and we ask you to familiarise yourselves with them on arrival, we have summarised some key points for you below. It is the responsibility of the guest to act in accordance with the principles outlined below at all times.

### **Quiet enjoyment and consideration for others**

No Hen/Stag Parties or similar such parties that will create a disturbance to others on the estate - We promote a family atmosphere at all times

Noise amplifies across water - No external amplified music and please keep voices low when on decking/balconies.

No music or excessive noise at all after 11pm.

Be aware that this is a development of privately owned properties - Do not walk around houses, or borrow/use equipment belonging to other homes.

Be aware of ‘light pollution’ - Turn lights low in the evening

No Fireworks or lanterns - For the safety of wildlife, fireworks or lanterns are strictly forbidden

### **Safety & Estate Facilities**

The Speed Limit on the Estate is 10 mph - Except where it specifies a 5mph limit. There is Zero tolerance to speeding on the Estate

Limited parking on the Estate - Please use your allocated parking space. All other vehicles must be parked in the designated overflow car park areas

Children must not be left unattended - This is of paramount importance around equipment, pools and lakes on the Estate

The Spa - For those houses that have access to the Spa please ensure you have your passes. Please take care not to allow other people into the Spa.

Please note the safety rules in the pools, saunas and play areas. Please be considerate to others in the changing rooms, which can get crowded.

Home-owner only and Adult only - Please note the times for Home-owner and Adult only for the Spa and Mill Village pools.

You should not exceed maximum overnight occupancy as identified in your contract with the owner/agency

Traffic management - The Estate operates a shared space policy to reduce the priority of motor vehicles and increase the priority of pedestrian users and cyclists.

### **Wildlife & Nature Reserve**

Please do not feed any wild animals

If you plan to fish, please familiarise yourself with the Estate Fishing Rules located on the notice boards and at the Estate office

Canoes, sail boats and wind surfers, please refer to the notice boards for lake closures and information regarding path closures.

Please adhere to PRIVATE PROPERTY signage.

Buoyancy aids must be worn on the lakes at ALL times

Please keep Dogs on a lead at all times around the Estate – please remove any fouling and dispose of appropriately

### **What if I breach the “Code of Conduct?”**

Please be aware that a breach of the rules/code of conduct may result in a fine or the loss of all or part of your rental deposit. Continuous breaches of the rules /code of conduct could result in all members of your party being evicted from the estate.