

CARAVAN MEMBERS HANDBOOK

2026 GUIDE




CLIFF LAKES

WELCOME

We would like to wish you a warm welcome and extend our thanks for joining our caravan club. We have put this document together for the safety of all members and their guests. These rules apply to your family, guests, and pets. Failing to comply with these rules will result in the termination of your membership.

PITCHES

Upon joining as a caravan member, you will be allocated a pitch that measures a minimum of 10 meters in width. Pitches are Cliff Lakes' property and cannot be sold, rented, or lived on permanently. Instead, they will be treated as a second home and used with our water-skiing facility. In addition, members on the back row must not have anything within 2 meters of the hedge (including cables in the hedge).

INSURANCES

A valid copy of your insurance and your caravan's terms contract must be supplied at the start of the season.

ELECTRIC SUPPLY

Your pitch will include an electric supply. We ask that you connect to your designated point, which is clearly labelled at the plug and that you do not exceed the load capacity of 16 amps. At the end of the season, you will be charged for your electric usage. To assist us with mowing the field, please ensure that your electric cable is buried into the ground. The site is responsible for your electric supply to the main boxes on the field. Caravan owners are accountable for their leads from the box to their caravans.

WATER SUPPLY

There is plenty of water access point on the fields, and these are free to use. However, we kindly ask you not to wash your cars/ boats on the field. Also, jet washers and hose pipes are not to be used on the field unless authorised on a one-off basis by Richard Quill or Andy Reynolds.

DECKING AND FURNITURE

No more decking to be built on the field unless cleared with Richard Quill.

STORAGE BOXES

We ask that there is only one storage box per pitch. This box is not to exceed 170cm high or 150cm wide. This can be left on your pitch at the end of the season, permitting that the box is locked.

FIRES AND OPEN FLAMES

Fires and open flames are not permitted on site (including any fire pits). BBQs are allowed, but they must be raised off the floor.

LIGHTING

Flood lights may not be installed. Only soft lights are permitted.

CUTTING OF GRASS

We welcome all members to cut the grass around their pitches; please can all members bag their grass cuttings and dispose of them in the bins.

FACILITIES

WASTE DISPOSAL

The elsan point is situated at the rear of the bin store. Please rinse the entry point at every opportunity. This is a 2000-litre tank, so it holds a large amount of waste; if you notice this is full, please inform Richard Quill so we can arrange for it to be emptied.

BINS

We try and keep an adequate supply of bins, and we ask that you help us by flattening all cardboard (stacking it by the side of the bins). Any waste should be disposed of inside a black bin bag (including grass cuttings). If the bins are full, please inform Andy Reynolds so that we can compress the waste and try to create space, do not leave rubbish bags on the floor.

TOILETS

The toilets are located outside the clubhouse and available to guests during the day. The toilets will be locked outside of opening hours, and members may use the passcode to gain access. While the toilets are out of hours, we ask that you lock these after use to prevent members of the public from gaining access to them. Additionally, we ask that no chemicals or caravan waste is to be disposed of in these toilets.

SITE BARRIERS

At the start of the season, each member will be assigned 2 barrier passes and can add their car to the ANPR system. The site barriers are there to secure our site. We are continually improving and developing the site. If you have any questions regarding the barriers, then please speak to Richard Quill or Jordan Mann

We have installed a height barrier (2.4m) at the entrance, which keeps the site safe overnight. The gates will be open during office hours but closed outside of these hours.

BEHAVIOUR

- This is a family site, and the noise should be kept to a minimum between 23:00 and 08:00. This means no music or loud noise.
- No Parties or large gatherings are allowed unless permitted by Richard Quill
- Any vehicles are restricted to 5mph while on the caravan field. The site speed limit is 10 mph.
- Learner drivers are not allowed on site.
- Please drive around the ring road. Drivers should not drive through pitches.
- Caravan members may use the member's beach area (please see members' beach for further rules).
- No kites or drones can be flown (unless authorised by Richard Quill).
- Air guns are not allowed on site.
- When playing field/ ball games, please be respectful to other members and their property; games should not be played near caravans, awnings or vehicles.
- Pets are the owner's responsibility. Please ensure all dog mess is cleaned up and disposed of correctly.
- Electric scooters and electric bikes are not to be used on the caravan field and clubhouse areas.

MEMBERS BEACH

This area is only for boat owners, caravan members, and guests. The area can only be gained access to a coded gate.

Rules

- The member's beach and water cannot be used after dusk.
- All dogs are the owner's responsibility.
- Management will occasionally check the beach area, but we expect members to each hold responsibility for this area. This includes keeping it tidy and ensuring furniture is returned to how it was found.
- Users can swim and paddle in the buoyed area. Users should not swim in the main lake or any other lake. Any under-16s playing in the water should be wearing a life jacket. This includes kids playing on the landing stages.
- If you wish to open water swim, please book an open water swimming session. It is forbidden to swim in the lake.
- An adult (over 18) must supervise children under the age of 16 at all times.

AQUALAND

The Aqualand can only be used during a public session, and a booking has been made via our online booking system.

At the start of the season, you will be issued complimentary Aqualand vouchers, which can be used throughout the season on our Aqualand sessions. You may use the vouchers as you wish. To redeem these complimentary tickets follow the steps below

How to Redeem Your Pass:

1. Visit our [booking system](#) and pre-book your chosen activity as usual.
2. At checkout, enter your gift card number and it will take the value off your booking.

How to find your gift card number

1. Open your gift card email, scroll down, and select View Gift Card.
2. This will take you to your online gift card, where you can see how much money is on the card, its expiry, and your gift card number (located below the QR code).
3. Enter this code at checkout to redeem your gift card.

SECURITY

There are a lot of members who leave valuables in their awnings and outside of their caravan. If you do this, then it is at your own risk. We try and make the site as secure as possible but can't ensure complete security. Any member who opens the caravan field security barrier must be responsible for closing it afterwards.

END OF SEASON

To maintain the pristine appearance of the site and adhere to planning regulations, please ensure your pitch is kept clean and orderly, with all caravans vacated by the end of October. Only the following items are permitted to remain:

- Decking
- Locked storage box (all other belongings must be removed)
- One piece of furniture (e.g., a table)

Should you choose not to renew for the upcoming season, we kindly ask that you leave your decking in place for the next occupant's use. If removal is preferred, your pitch must be restored to its original state, including re-turfing and allowing grass regrowth. This restoration should be completed at least two months before the start of the next season. Please note that you are not permitted to sell your decking to the next customer.

We regret to inform you that requests to change pitches at the end of the season cannot be accommodated. We appreciate your cooperation in adhering to these guidelines.

STORAGE

Caravan storage is available to all members. Please speak to Richard Quill if this is not included in your membership.

RENEWALS

All renewals for the following season needs to be paid for (or payment structure in place) by the end of February. Otherwise, the pitch will be released and made available to someone on the waiting list.



Caravan Terms of Use Contract 2026

I _____ confirm that:

Handbook and Rules

I have read, understood, and agree to comply with all rules, policies, and operational requirements contained within the Caravan Members Handbook and any related site rules issued by Kingsbury Watersports Limited (Cliff Lakes).

Responsibility for Guests

I understand that it is my responsibility to ensure that all family members, guests, and visitors accompanying me to Cliff Lakes are aware of and comply with the site rules. All guests use the facilities entirely at their own risk, and if any guest does not agree to these conditions, they must not remain on site.

Use of Pitch

I confirm that my caravan pitch is to be used in conjunction with the waterskiing and recreational activities at Cliff Lakes, and that it must not be used as a permanent residence. I understand that pitches remain the property of Kingsbury Watersports Limited and cannot be sold, transferred, sublet, or rented to another party.

Property and Security

I understand that all caravans, equipment, and personal property are left on site at the owner's risk, and Kingsbury Watersports Limited accepts no responsibility for loss, theft, or damage.

Compliance with Site Rules

I agree to comply with all site rules relating to behaviour, safety, pitch use, facilities, and guest conduct as outlined in the Caravan Members Handbook. Failure to comply with these rules may result in termination of membership and removal from the site.

Changes to Rules

I acknowledge that Kingsbury Watersports Limited reserves the right to amend or update site rules, policies, or operational procedures at any time where reasonably required for the safe and efficient operation of the site.

Signed

Print

Date
