

Aspen Parks Property Fund



Aspen Group as managers of the Aspen Parks Property Fund are proud to present an exciting new property based investment opportunity known as the **Aspen Parks Property Fund**.

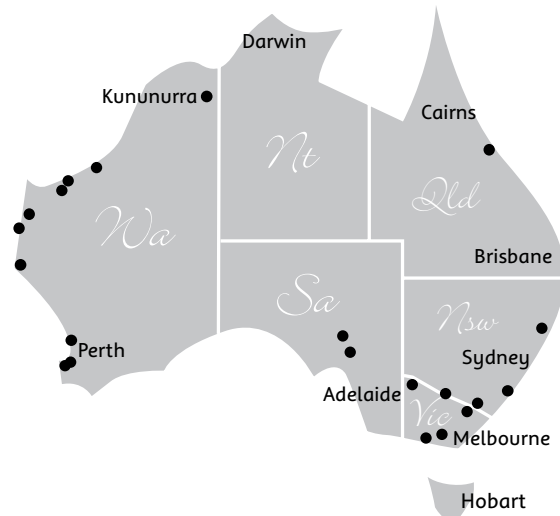
Aspen Parks is a Western Australian based, unlisted property trust with a mandate to acquire a minimum of \$150 million worth of resort park assets under management. With over 2000 investors within our trust, we aim to grow our operations Australia wide.

The Aspen Parks Property Fund represents an investment opportunity in an established and growing industry, which is predominately property based. The attractive income distribution, capital growth potential, and host of other features make this an ideal investment for private investors and superannuation funds both large and small.

For more details about the fund and to join our mailing list please contact us via one of the following options:

Telephone: Freecall 1800 220 840
Email: info@aspenparks.com.au
Register Online: aspengroup.com.au

Something for everyone!



Guest Information Booklet

Maiden's Inn Holiday Park

Deniliquin Street
Moama NSW 2731

T: (03) 5480 9253

F: (03) 5482 1732

E: maidensinn@aspenparks.com.au

Freecall: 1800 356 801

AAA RATING ★★★★★

EFTPOS / Mastercard / Visa

aspenparks.com.au

*Something
for everyone*

Welcome to our Park

Thank you for choosing to stay with us at Maiden's Inn Holiday Park.
The following information is provided to make your stay more enjoyable.

| | |
|----------------------------|---|
| Office Hours | Daily 8.00am - 6.00pm |
| Check Out | 10.00am. If you require a late checkout please enquire at Reception. Late departures may incur an extra charge. If you plan to leave prior to 8.00am please call into the office the day before for your key refund. |
| Extend your stay | Due to advance bookings, we can only guarantee your cabin or site to the departure date shown on your receipt. To save any inconvenience you should advise the office prior to your departure date if you wish to extend your stay. |
| Forward Bookings | To assist with your travel arrangements we can book you into other Aspen Parks around Australia. |
| Cancellation Policy | Where a booking is cancelled 29+ days prior to the arrival date a fee equivalent to one nights accommodation will be charged as a cancellation fee. Where a one (1) night booking is cancelled 15-28 days prior to arrival a cancellation fee of one night's accommodation charge will be made. Where a two plus (2) night booking is cancelled 15-28 days prior to arrival a cancellation fee of 50% of the total value of the booking will be made. Where a booking is cancelled less than 14 days prior to arrival no refund applies. No refund for early departure. Park Management reserves the right to relocate or cancel any booking at its discretion. All cancellations must be in writing direct with the park. Note: Accommodation discounts i.e. BIG4 or Top Tourist will not be honoured for bookings made through the Aspen Parks website or other third party websites. Aspen Parks, BIG4 & Top Tourist discounts are accepted for bookings made direct with the property. i.e. Telephone, Fax or Email. |
| Communication | Phones Located at the back of the Park office. Fax Service available at reception for a small fee. Mail Visitors mail can be collected from reception during office hours. Television Channels available - ABC, 7, 9, 10 & SBS. |
| Vehicle Wash Bay | Please do not wash cars, boats or caravans on site. Please enquire at reception for use of a wash down area. |
| Reticulation | Is used throughout the Park at various times. Please do not leave property prone to water damage outside. |
| Torches | It is suggested to carry torches at all times during the dark hours to prevent personal injury. |
| Wildlife | Please do not feed or approach the wildlife, it can have a detrimental effect on their natural diet, behaviour and health. Snakes have been sighted in the Park, if you see a snake do not approach and please inform the Park Management immediately. |
| Emergencies | If the office is closed please call on the intercom located on the left hand side of the office door or telephone: 5480 9253 Ambulance 000 Fire 000 |

Service Directory

| | |
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| Moama Police | PH: (03) 5482 0099 |
| Hospital (24 hrs) 9 Francis St, Echuca | PH: (03) 5485 5000 |
| Nish Street Medical Practice 91 Nish St, Moama | PH: (03) 5482 6001 |
| Rich River Health Group 214 Ogilvie Ave, Echuca | PH: (03) 5480 6700 |
| Taxi | PH: 131 008 |
| Moama/Echuca Visitor's Centre | PH: (03) 5480 7555 |
| RACV (Emergency Roadside Assist) | PH: 131 111 |
| Centrelink 26 Percy St, Echuca | PH: 131 021 |
| Echuca Radiator Services | PH: (03) 5482 6895 |
| Boat Hire Echuca Boat & Canoe Hire | PH: (03) 5480 6208 |
| Bike Hire On Your Bike | PH: (03) 5482 6915 |
| House Boat Hire Magic Murray Houseboats | PH: (03) 5480 6099 |
| Clubs Moama Bowling Club Echuca/Moama RSL Echuca Workers & Services Club Rich River Golf Club | PH: (03) 5480 9777 PH: (03) 5482 6677 PH: (03) 5482 3140 PH: (03) 5481 3333 |
| Boarding Kennels VIP Boarding Cattery Echuca K9 Kondos | PH: (03) 5482 5280 PH: (03) 5480 7273 |

Swimming Pool Policies

Under Health Department Regulations
the following are NOT permitted
in the pool or pool area:

FOOD

ALCOHOL

GLASS

SMOKING

RUNNING IN POOL AREA

BOMBING / DIVING

POOL TOYS

SPLASHING

*To keep our pool a safe, enjoyable and pleasant facility for all of our guests
of all ages to use, we require that you take note of the above
and adhere to the above rules at all times.*

Park Facilities

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|---------------------|--|
| LPG | Refills and Swap & Go are available during office hours only. Please ensure your bottles are in date. |
| Laundry | Laundry facilities are located in ablution blocks. Change is available from the office during office hours. |
| Clothes Line | Located near the laundry blocks. Guests are asked not to hang laundry around their sites or accommodation units. |
| BBQ's | Free barbeques are available. Please leave BBQ's clean after use for other guests. |
| Cleaning | Ablution blocks are closed for cleaning each day. Please check the times at the entrance of each block. |
| Rubbish | Bins are located throughout the Park. Please wrap all rubbish before placing in bins. |
| WARNING! | PLEASE DO NOT LEAVE ANY PERSONAL ITEMS OF VALUE OUTSIDE YOUR ACCOMMODATION/SITE, PETTY THEFT CAN OCCUR. |

Park Policies

PLEASE NOTE: ALL ACCOMMODATION UNITS ARE NON-SMOKING

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| Noise | For the comfort of all guests no undue noise is permitted after 10.30pm. |
| Speed Limit | At all times a strict limit of 8km per hour (walking pace) only throughout the Park. |
| Sites | Excessive electric cords to be neatly run and off the ground. Please do not erect temporary clothes lines around your site. Please leave accommodation clean and tidy or a cleaning charge may apply. |
| Vehicles | Only one vehicle per site. No repairs to be carried out in the Park. Vehicles are not to be driven over or parked on vacant sites or grassed sites. |
| Visitors | Are welcome while you are present and must park in the visitor's carpark. You are responsible for your guest's behaviour. All guests should please register at reception on arrival. Visitors intending to stay overnight must be registered as guests and pay the relevant fee. |
| Fires | Fires are not permitted. |
| Fish | No cleaning of fish allowed in the Park. Please clean them before you bring them home. |
| Pets | Dogs are welcome - conditions apply. Dogs are to be on a leash at all times and restricted to the designated areas. Dogs are the responsibility of the owner. No cats allowed. |
| Children | All children require supervision by a parent in the swimming pool area and ablution blocks at all times. Children are not to play around the ablution blocks or on other sites. Parents are responsible for their childrens behaviour in the Park at all times. Under-age drinking is illegal and will not be tolerated. Under-age drinking is a breach of Park Rules and may result in eviction from the property. Congregation of unsupervised children and teenagers after 10.30pm is strictly forbidden and all children must return to site and under supervision of an adult by 10.30pm. |
| Swimming Pool | Pool hours are at the discretion of Management. |
| Bicycles | Bicycles are not to be ridden in the park after sunset, through or around sites. Helmets are to be worn at all times . It is the parents responsibility to ensure their children wear helmets in the Park if riding bicycles. Scoters, skateboards, rollerblades and unregistered motor vehicles are NOT permitted in the park. |
| Refunds | No refunds are given for early departure. <i>Management reserves the right to immediately terminate, without refund, the accommodation of any person whose conduct is, in the opinion of Management, offensive or a significant breach of the Park Rules.</i> |

PARK MAP

LEGEND

- | | | | |
|------------|------------------|---|------------------|
| C | Standard Cabin | PS | Powered Sites |
| D | Deluxe Cabin | RU | Riverside Units |
| DV | Deluxe Villa | RV | Riverview Villas |
| DVS | Deluxe Villa Spa | S | Spa Unit |
| H | Holiday Cabin | T | Tent Sites |
| LV | Lake Villa | * | Evacuation Point |
| PC | Pool Cabin |  | Dogs Permitted |

