



Aspen Parks Property Fund

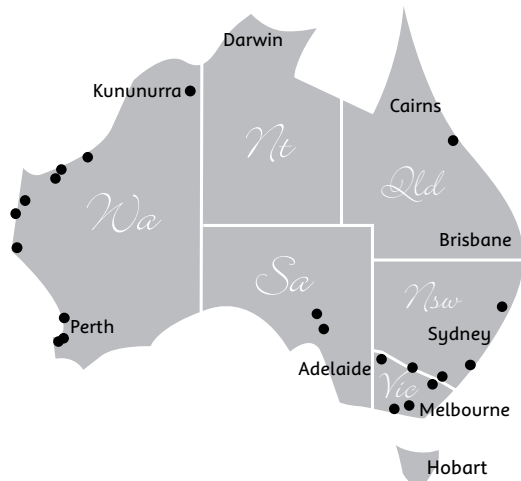
Aspen Group as managers of the Aspen Parks Property Fund are proud to present an exciting new property based investment opportunity known as the **Aspen Parks Property Fund**.

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: infoaspenparks.com.au
Register Online: aspengroup.com.au



Guest Information Booklet

Twofold Bay Beach Resort

731 Princes Highway
Eden NSW 2551

T: (02) 6496 1572

F: (02) 6496 3082

E: twofold@aspenparks.com.au

Freecall: 1800 631 006

AAA RATING ★★★★★

Bankcard / Mastercard / Visa
Sorry no pets

*Something
for everyone*

aspenparks.com.au

Welcome to our Park

Thank you for choosing to stay with us at Twofold Bay Beach Resort.
The following information is provided to make your stay more enjoyable.

Office Hours	Daily 8.00am - 6.00pm (Off Peak) or 8.00am - 8.00pm (Peak Season)
Check Out	10.00am. If you require a late checkout please enquire at Reception. Late departures may incur an extra charge.
Extend your stay	You are welcome to stay as long as you wish at our Park. However, 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 within the group or other BIG4 Parks around Australia.
Refund Policy	Where a booking is cancelled 30+ days prior to the booking date a refund less a \$30 cancellation fee will be made. Where a booking is cancelled 14 - 30 days prior to arrival a 50% refund is applicable. Where a booking is cancelled less than 14 days prior to arrival no refund applies. Park Management reserves the right to relocate or cancel any booking at its discretion.
Communication	Phones Public phone boxes next to the office. Change is available from the office. Fax Service available at reception for a small fee. Mail Visitors mail is kept in the office. Please enquire to collect. Messages Message board at the front of the office. Television There are 5 TV channels - ABC, SBS, Seven, Nine and Ten. We also provide Austar to the cabins. Wireless Internet Internet Booth
Vehicle Wash Bay	Please do not wash vehicles on your site. There is a car wash bay located at the northern end of the park.
TV Room / Camp Kitchen	Camp Kitchen near site 234. Please leave tidy when you leave.
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 inform the Park management immediately.
Evacuation	In the event of an emergency in the park, please walk children and yourselves to the designated evacuation area near the front entrance of the park on the left hand side of the road . Do not collect belongings or drive your vehicle from the park. Wait for managements instructions on returning to your accommodation.

Emergencies

If the office is closed, please call on the intercom located to the right hand side of the office door or telephone:

Ambulance	000
Fire	000
Police	000

Service Directory

Doctor	Curalo Medical Clinic	PH: 6496 3322
Hospital	Merimbola St, Pambula	PH: 6495 6002
Banks	Commonwealth Bank	PH: 6496 1833
	National Bank (Merimbula)	PH: 13 22 65
	Westpac Bank	PH: 13 20 32
Churches	Catholic	PH: 6495 1880
	Church of Christ	PH: 6496 3367
	Anglican Church	PH: 6496 1466
	Uniing Church	PH: 6496 4707
	Aboriginal Evangelical Church	PH: 6496 2186
Hairdressers	Eden Silver Scissors	PH: 6496 1783
	Images	PH: 6496 3238
	Cheveux	PH: 6496 1874
Caravan Repairs/Parts	ARV	PH: 6496 4411

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

LPG	Refills are available during office hours only. Please ensure your bottles are in date. We also provide swap & go bottles.
Laundry	Laundry facilities are located with the ablution blocks. Opening times and change are available from the office during office hours.
Clothes Line	Located near the laundry block. Guests are asked not to hang laundry around their sites or accommodation units.
Irons/Boards	Please enquire at the office during office hours.
BBQ's	Free barbecues are located at various locations in the park. Please see park map for locations. Please leave BBQ's clean after use for other guests.
Cleaning	Ablution blocks are closed for cleaning once per day. Please check the times at the entrance of each block.
Rubbish	Please place only food scraps, wrappers, bottles and cans in the bins provided. Please contact reception in regards to the disposal of large items.

Park Policies

PLEASE NOTE: ALL ACCOMMODATION UNITS ARE NON-SMOKING

Noise	For the comfort of all guests no undue noise is permitted after 10.00pm. Visitors intending to stay overnight must be registered as guests.
Speed Limit	At all times a strict limit of 8 kilometres per hour 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. Water waste to be emptied into sullage provided. Please leave accommodation clean and tidy or a cleaning charge may apply. No site guaranteed.
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 be <i>registered at reception</i> prior to staying overnight or longer.
Fish	No cleaning of fish allowed in the Park. Please clean them before you bring them home.
Pets	No dogs or pets are permitted in the Park at anytime.
Children	All children require supervision by a parent or guardian in the swimming pool area, ablution blocks and the TV games room at all times. Children are not to play around the ablution blocks or on other sites.
Amenities	Children under 10 years of age must have a parent or guardian accompany them to conveniences at all times.
Bicycles	Bicycles are not to be ridden in the park after sunset, through or around permanent residents sites. Helmets must be worn at all times. Parents are required to enforce these rules. Skateboards are not permitted within the park.
Fires	No fires are to be lit within the park at anytime.
Pool/Spa	Hours are from 8am - Dusk, or at managements discretion. No large floatation devices are allowed in the pool or spa.
Spa	No child under the age of 16 years will be permitted in the spa area without adult supervision. Adults must remain in the fenced area at all times. See sign for conditions.
Pool	All persons under 10 years of age must be accompanied by a responsible adult at all times. See sign for restrictions.
WARNING!	PLEASE DON'T LEAVE ANY PERSONAL ITEMS OF VALUE OUTSIDE YOUR ACCOMMODATION/SITE, PETTY THEFT CAN OCCUR.

Parents are responsible for controlling and supervising the behaviour of their children, for their own safety and the comfort of others.

