

**Regulations for  
Flims Campsite  
7018 Flims Waldhaus**

**Version 2015**

## **1. General Information**

- 1.1 Flims Campsite is owned by the commune of Flims, which is also the landlord. The running of the campsite and the conclusion of the rental contracts has been delegated to the management of the Prau la Selva sports centre.
- 1.2 The designations used for persons, functions and professions in these Regulations refer to both sexes unless the spirit of the provision suggests otherwise.
- 1.3 The tenant undertakes to use all the facilities and installations made available to him with care. He is liable for damage caused by him and his visitors and guests.
- 1.4 The campsite is intended to provide relaxation and recreation. The tenant shall bear this in mind and act considerately.
- 1.5 In the event of the tenant breaching these Regulations or not complying with the instructions of the Prau la Selva sports centre (hereinafter referred to as the SPLS), the tenant may be expelled from the campsite at any time. In addition, the SPLS has the right to remove caravans and/or porches from the campsite at the owner's expense. In such cases, any charges that have accrued are still owed. The tenant cannot claim any refund of charges that have already been paid or make claims for compensation.
- 1.6 The tenant accepts the present Regulations. The SPLS Campsite Operating Committee has the final say in the application and interpretation of the Regulations.
- 1.7 The SPLS expressly renounces any liability for damage to persons or damage caused by the elements or other means to caravans, porches, etc. and the associated installations. The tenant is responsible for taking out the corresponding private insurance.
- 1.8 Tenants are not permitted to have their permanent residence (residence for civil-law and tax-law purposes) at Flims Campsite.

## **2. Site layout Dimensions and type of caravans and porches, etc.**

- 2.1 It is not permitted to erect fixed garden fencing.

The planting of permanent vegetation requires the permission of the campsite warden. He will consult the Forestry Office.

It is permitted to use mobile fireplaces (without foundations and not made of bricks). Stocks of wood, of max. 1/3 m<sup>3</sup>, are to be arranged in an orderly manner.

- 2.2 It is not permitted to set up permanent buildings, verandas, reed walls or plastic walls, foundations, masonry, or the like. Slabs and similar may only be laid with the approval of the campsite warden. It is not permitted to lay permanent foundations for a caravan.
- 2.3 The caravan, together with the porch, is to be placed on the allocated pitch in accordance with the instructions issued by the campsite warden.  
Caravans, porches, vegetation and parked vehicles must be at a distance of at least 50 cm from the road.  
The caravan, including its porch, must be at a distance of at least 50 cm from the neighbouring pitch.
- 2.4 Caravan dimensions: Maximum width incl. porch 4.6 m  
and porch: Maximum length of porch 4.5 m  
Canopy for porch, max. 1.5m, may not be higher than caravan  
Max. height porch, may not be higher than caravan  
Caravan snow roof, no more than 30cm higher than caravan
- 2.5 Mobile porch awnings:  
Mobile porch awnings are defined as all commercially available models that comply with our specified dimensions and which fit in with the site in aesthetic terms.
- 2.6 The caravan and porch count as a unit. This unit may not be extended or connected up to other units.
- 2.7 If the tenant wishes to close off the underneath of the caravan all round, the following rules apply:  
- the closure must be performed in a completely professional and aesthetically pleasing manner.  
- the colour must be adapted to that of the caravan.  
- protective roofs above the caravan, serving as a snow roof, are possible provided they are supported on the caravan.
- 2.8 Equipment boxes  
Tool boxes are permitted in order to ensure orderliness. Only boxes produced by a specialist with a rust-proof lid may be used. The boxes are to be positioned so that they are not in the way and must be colour-coordinated with the caravan. Max. contents 1.6 m<sup>3</sup>.
- 2.9 Mobile homes and caravans that cannot be transported in the standard manner (4-wheel-drive towing vehicle without a police escort) are not permitted at the Flims campsite.

### **3. Electrical systems, gas systems**

- 3.1 All electrical systems put in place by the campsite have been installed in accordance with the statutory regulations. The tenant must observe these regulations and have their systems installed by an expert.
- 3.2 The tenant in question is liable for any accidents resulting from installations not performed by an expert.

- 3.3 The sockets are individually fused. Connected load: 2.2 kW (voltage 220 V), protected by 10 amp fine-wire fuses. The socket bears the number of the pitch and may only be used for this pitch.
- 3.4 Each caravan is connected up to a calibrated meter on the campsite in order to establish the amount of electricity consumed.
- 3.5 The cables between the plugs and the caravans are to be laid by the landlord in a small PVC pipe about 20 cm beneath the ground.
- 3.6 The tenant is obliged to have the gas system in the caravan and the porch checked by an expert in liquid gas installations at least every three years and to submit the acceptance report to the campsite warden without being asked to do so. If the gas check is not conducted, the rental contract will not be extended.

#### **4. Cleanliness and sanitary facilities**

- 4.1 Each tenant is responsible for ensuring that their pitch is kept clean and tidy. If the pitch is not kept clean and tidy on a regular basis, this can lead to the rental contract being discontinued.
- 4.2 When using the sanitary facilities, the tenant undertakes to keep them clean and tidy in a conscientious manner.
- 4.3 Children are not permitted to use the sanitary facilities unsupervised. The sanitary facilities are not a playground.
- 4.4 Defective facilities must be notified to the campsite warden without delay.

#### **5. Rubbish and waste water**

- 5.1 Rubbish must be placed in the official refuse bags for which a charge is levied. These are to be disposed of via the official Molok waste containers. Special waste must be sorted and placed in the containers provided for it. The commune of Flims is responsible for collecting the waste.
- 5.2 Tenants are not permitted to set up their own waste sites. Illegal disposal inside or outside of the campsite is not permitted. Green waste must be taken to the commune's disposal site or placed in the bags, for which a charge is levied, and disposed of in the Molok waste containers.
- 5.3 Washing and washing-up facilities are available in the sanitary block. Waste water must not be thrown outdoors or drained outdoors of the caravan. If waste water tubs are used beneath the caravan, it is essential to make sure that the waste water does not overflow.

## **6. Vehicles**

- 6.1 A speed limit of 5 km/h applies within the campsite.
- 6.2 Vehicles must be parked on the spaces provided, as designated by the campsite warden.
- 6.3 Car engines must not be left running unnecessarily, and loud slamming of the doors must be avoided.

## **7. Games**

- 7.1 Parents are requested to supervise their children.
- 7.2 Football and similar ball games are not permitted on the campsite.

## **8. Pets**

- 8.1 Only dogs and cats are permitted as pets. Pets are not permitted to run freely around the campsite.
- 8.2 Pets are not permitted to foul the communal areas; they must be taken off the site to do their business. The higher-ranking provisions apply.
- 8.3 Failure to observe these rules will lead to the pets being banned.

## **9. Rest periods**

- 9.1 It is essential to be quiet between 22:00 and 07:00.
- 9.2 Excessive noise must be avoided at all other times of the day too. Radios and televisions must be set on normal living-room volumes.
- 9.3 To ensure a quiet atmosphere on the campsite, no work that creates noise or dust may be performed under any circumstances between 15 June and 15 October, or on Sundays or public holidays. The campsite warden must be consulted regarding any urgent work that is required on the surroundings.

## **10. Administrative issues, registration, departure**

- 10.1 There is no entitlement to a contract. A contract runs for one year in each case, i.e. from 1 May to 30 April of the following year. If no letter of cancellation is received by 28 February, the contract will be tacitly extended for a period of one year. Notice of cancellation may be submitted at any time observing a two-month period of notice up until the end of the contract.

- 10.2 The pitch price includes A: a family with children up to age 20 and 1 vehicle, or B: 4 persons specified by name and 1 vehicle (winter tenants: 2 persons mentioned by name and 1 vehicle). Other persons not included above and all additional vehicles will incur additional charges as per the price list.
- 10.3 Pitches are allocated by the campsite warden. Specific wishes can only be taken into consideration if registration is performed sufficiently long in advance and if it is possible to meet these wishes.
- 10.4 The winter season lasts from 1 November to 30 April of the following year and is charged at a lump-sum rate. Caravans are put in place for the winter on the last two Saturdays in October in each case.
- 10.5 When departing from a pitch, the caravan must be removed and the pitch returned in an impeccable condition. If the pitch is not cleared and left clean, the tenant can be sent a bill for the work and trouble involved. Potential subsequent tenants will only be accepted with the agreement of the campsite warden.
- 10.6 The campsite warden is not obliged to undertake any private services for tenants.
- 10.7 The official bodies of the Prau la Selva sports centre (SPLS) are entitled to check the number of persons using the caravan and the persons who are present on the basis of the contract.
- 10.8 The rent for the pitch must be paid in advance. The overnight charges for guests or visitors must be paid for each stay before they depart at the latest, in accordance with the instructions issued by the campsite warden.
- 10.9 The prices for parked vehicles and overnight charges for persons are in accordance with the valid tariffs of the SPLS.

## **11. Visitors and subtenants**

- 11.1 Subletting is not permitted.
- 11.2 These Regulations also apply to guests and visitors. They must be informed of the Regulations by the tenant.
- 11.3 Visitors and guests must register with the campsite warden on the day they arrive, without being asked to do so; they must fill in the compulsory registration form and pay the charges.
- 11.4 Day visitors are not entitled to parking spaces.

## **12. Local authority permits, especially building legislation permits**

- 12.1 Any structural modifications to the pitch and the caravan, including the porch must be discussed with the campsite warden beforehand.

- 12.2 The necessary permits will be obtained in their entirety by the SPLS, in accordance with the instructions set out in the building regulations. The tenant must abide by any additional instructions and regulations issued by the authorities. In addition, the relevant statutory and official requirements and regulations apply.
- 12.3 The building law of the commune of Flims and other higher-ranking legislation is reserved in all cases and must be observed.

### **13. Snow clearance**

The campsite warden clears the main access roads inside the campsite. Access to the caravans is to be cleared by the tenants themselves.

### **14. Other matters**

The campsite warden shall be competent for all cases not provided for, or, in the final instance, the SPLS. The instructions of the campsite warden and his employees must be strictly observed.

### **15. Transitional provisions and entry into force**

- 15.1 Once these Regulations have come into force, the specified conditions must have been established by the start of the next season.
- 15.2 These Regulations enter into force retroactively as per 01 January 2015 and replace all earlier campsite regulations.

Approved at the meeting of the Flims Communal Council on 10 March 2015.

Flims, 10 March 2015

For the Flims Communal Council  
The President: Adrian Steiger  
The Commune Clerk: Martin Kuratli