

THRINGS

SOLICITORS

Chalet leaseholders
details redacted

22 October 2020

Your Reference:
Our Reference: VJK/S7571-4

Direct Line: 01793 412543
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Dear Sir or Madam

Enforcement of Holiday Period at Kingsdown Holiday Park, Deal, Kent (the "Property")

We act for Shearbarn Holiday Park Limited ("Shearbarn") who is the freeholder of the above Property and your landlord pursuant to your lease of your chalet at the Property. Our client has instructed us to write to all leaseholders to remind them of the terms of their leases in relation to the Holiday Period.

For all leaseholders who have not entered a Deed of Variation with Shearbarn, you are reminded that the Holiday Period pursuant to your lease is 1 March to 31 October and 20 December to 2 January in each year. Therefore, you are not entitled to use your chalets outside of these periods and must therefore vacate your chalet no later than 31 October 2020. You may use your chalet over the Christmas and New Year period but must vacate no later than 2 January 2021 until 1 March 2021.

Those leaseholders who have completed a Deed of Variation in relation to the Holiday Period can continue to use their chalet up to and including 2 January 2021 and then again from 7 February 2021.

Any leaseholder who is in the process of completing a Deed of Variation in relation to the Holiday Period must not use their chalet after 31 October 2020 until their Deed of Variation has been completed.

Any leaseholder who uses their chalets in contravention of these provisions will be in breach of their lease and Shearbarn reserves all their rights in relation to such breaches.

A list has been provided to the administrative team at Kingsdown Holiday Park who will strictly enforce these provisions. Please note that apart from absolutely essential repairs, which are approved by the management, no leaseholders will be allowed on to the Property during the closed period: this means no improvements/renovations to your leasehold chalet will be during this time.

Yours faithfully



Thrings LLP

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