

# Park Rules

## THE CARAVAN

- The Caravan must be clearly identifiable at all times by the pitch number shown in Part I of the Licence Agreement.
- The Caravan must not be used as sleeping accommodation by a greater number of people at any time than are designated in Part I of the Licence Agreement.
- The Caravan may not be used as a postal address.
- The Caravan must be kept in a clean condition externally and maintained in a good state of repair and condition to comply with all servicing and usage recommendations of the manufacturer.
- A suitable fire extinguisher, smoke alarm and at least one carbon monoxide detector (two may be required depending on the internal layout of the caravan) must be installed and maintained within the Caravan.
- Fixed ventilation within the Caravan must not be obstructed, blocked over or replaced by closable (hit and miss) type vents.
- There is a maximum limit of two gas bottles per Caravan.
- The following work may not be undertaken without the prior written permission of the Park Owner:
  - Connection of any services or utilities to the Caravan.
  - Any extension to the Caravan.

## THE PITCH

- The pitch must be kept neat and tidy at all times and all lawns must be maintained with the grass cut short and the garden kept free of weeds.
- The pitch, including the space underneath the Caravan, must not be used as a storage area of any description.
- The following work may not be undertaken without the prior written permission of the Park Owner:
  - Erection of a shed, hut, platform, decking, structure, fencing, TV aerial or clothesline.
  - Laying of a patio or path.
  - Lopping or pruning of any tree or large shrub.
- Only one shed / storage structure is permitted per pitch (although in special circumstances, such as storage for a mobility scooter, the Park Owner may give permission for a second store if there is sufficient space to fit one legally within the terms of the Site Licence).
- Tents, awnings and other structures capable of providing sleeping accommodation are not permitted.

## FENCING

- Responsibility for the maintenance and replacement of fencing on the Park is determined as follows:
  - Fences around the perimeter of the Park are the responsibility of either the Park Owner or neighbouring property owner as determined by the land title deeds.
  - Caravan Owners are responsible for all fences that border their pitch (excluding perimeter fencing above). Where the same section of fencing is the responsibility of more than one Caravan Owner the maintenance and replacement of it will be shared between the Caravan Owners.
  - Responsibility for any sections of fencing not determined above will be decided by the Park Owner.
- Whether the Caravan Owner is responsible or not for the maintenance and replacement of fencing bordering their pitch, they must regularly treat / preserve their side of all fence panels that face their Caravan.
- Spray painting is not permitted on our parks.

## SEWERAGE & DRAINS

- No products, other than toilet paper, may be flushed down the WC (rags, nappies, wet wipes, plasters, dental floss, cotton buds, sanitary items etc must be put in the bin as they can cause blockages and flooding).
- Cooking fat must not be disposed of in the sink (it must be allowed to cool, poured into a container and put in the bin).

## REFUSE

- Bins and skips are provided solely for domestic and garden waste generated on the Park. All other waste (appliances, structures, building materials etc) must be taken to a Household Waste Recycling Centre. Hazardous waste (paint cans, fluorescent tubes, asbestos, contaminated chemical containers etc) must not, under any circumstances, be placed in any of the bins or skips.
- Fly tipping on the Park is strictly forbidden.
- Rubbish must not be left on the ground. The disposal of refuse should not be left to young children or anyone else incapable of using the bins correctly and full or overflowing bins should be reported to the Park Owner or a member of staff.
- Bulky items, such as cardboard boxes, should be compressed as much as possible so they take up less room.
- All domestic and garden refuse should be bagged (to limit smell and mess).
- If recycling bins are provided on the Park, the correct items must be disposed of in each bin (plastic, cardboard, glass etc) and must not be bagged.

## QUIET ENJOYMENT OF THE PARK

- Large gatherings of guests to partake in any social event, e.g. a barbecue or party, are not allowed without the prior permission of the Park Owner.
- Noise should be kept to a minimum, particularly at night (sound carries at night and loud voices can be disturbing to those wishing to sleep).
- Quiet hours are from 11pm to 8am and occupiers of caravans must make no noise audible to adjacent caravans during this period.
- Musical instruments, music players and other appliances must not be used in such a way as may cause a nuisance to other users of the Park, particularly during quiet hours.
- The use of generators is not permitted.

## BEHAVIOUR STANDARDS

- Caravan Owners are entirely responsible for the behaviour of all guests and visitors to the Caravan including children.
- Swearing on the Park is not acceptable and drunken, abusive, threatening or aggressive behaviour will not be tolerated.
- Children must not be left alone in the Caravan.
- Children must be properly supervised, so that they are not a nuisance to other users of the Park. They must not be left to hang around outside other people's caravans, use other pitches (whether for access or to play on) or play outside, unsupervised, after dark.

## PETS

- Dogs and cats are not permitted on the Park without the written consent of the Park Owner. The consent is conditional to the proper control of the animal and may be withdrawn at any time if a justified complaint is made. The Park Owner reserves judgement as to the suitability of individual dogs allowed on the Park and to the number of dogs to each caravan. No dogs of a breed which is subject to the Dangerous Dogs Act 1991 or similar legislation are permitted on the Park.
- Pets must not be allowed to upset or cause a danger or nuisance to other users of the Park.
- Pets must not despoil the Park and the owner of any pet is responsible for immediately disposing safely and hygienically of any mess.
- Dogs should wear a collar and identity tag at ALL times.
- When not confined to the Caravan or pitch, dogs must be kept on a short lead (not more than 1m in length) and prevented from wandering onto other pitches.
- Dogs are not to be left unattended such that they cause inconvenience to other park users.
- Noisy dogs, or those that persistently disturb other park users, will be barred from the Park.

## BALL GAMES

- Ball games are not permitted on the roads or communal areas of the park; they may only be played within the confines of the pitch.
- Only foam balls may be used on the park (this negates the possibility of damage to caravans and sheds).

## MOTOR VEHICLES

- The following vehicles are not permitted on the Park: motor homes and camper vans; recreational vehicles (motorised scooters, electrical or motorised bikes, go-karts, ATVs etc); and vans, lorries and other commercial vehicles.
- Motor vehicles must be:
  - Fully taxed and insured with a current MOT certificate (if the vehicle is of an age to require it).
  - In regular use (not stored on the pitch or elsewhere on the Park for any length of time).
  - Parked on the Caravan Owners' pitch wherever possible; if not, they must be parked on designated spaces on the Park or off site. They must not be parked on other people's pitches (without permission), verges or any part of the road.
- Motor vehicles may only be driven by people with a full driving licence and the appropriate insurance cover for that vehicle. Uninsured people (including children sitting on someone's lap to steer the car) are not allowed to drive on the Park.
- The provisions of the Highway Code apply to the roads on the Park and must be adhered to (the speed limit, road markings and traffic direction signs must be observed at all times). Persistent offenders may be banned from the Park or have their Licences terminated.
- No mechanical or repair work may be undertaken on the Park.

## BICYCLES, SCOOTERS, SKATEBOARDS ETC

- All riders must:
  - Observe the speed limit, road markings and traffic direction signs on the park at all times.
  - Ride in a courteous and responsible manner to other guests on the Park.
  - Park sensibly, without causing an obstruction to other guests or vehicles.
- Young children should be supervised by an adult at all times when riding on the park.

## DRONES

- In the interests of privacy and safety, drones are not permitted on our caravan parks.

## BOATS, JET-SKIS ETC (INCLUDING TRAILERS)

- Watercraft are not allowed on the Park without the written consent of the Park Owner and permission will only be granted if they are:
  - In regular use; and
  - Contained entirely within the pitch boundary without obstructing the road or verge, preventing a car from being parked on the pitch and obscuring the view (or access) of neighbouring caravans.
- Watercraft and trailers may only be brought to the Park during the holiday season; they must be taken home or put in storage when the Park is closed.
- Excess fuel must not be stored on the pitch.
- No mechanical or repair work, including the flushing of engines, may be undertaken on the Park.

## FIRE SAFETY

- Open fires and ground level BBQs are forbidden.
- Small barbecues are permitted at the discretion of the Park Owner as long as they are kept as far away as possible from any caravan, structure, gas bottle or flammable substance and are not causing a nuisance to other users of the Park.
- Fire hoses and water points are for emergency use only and must not be used for any other purpose.

## HEALTH & SAFETY

- Tampering with, or moving, building materials, plant or machinery is strictly forbidden.
- Caravan Owners and their guests should be aware of the nearest fire point.
- During periods of inclement weather certain areas of the Park may be slippery because of factors such as ice and mud. Appropriate footwear should be worn and caution should be taken during these times.
- All accidents must be reported to the Park Owner.

## CARAVAN & SITE INSPECTIONS

- The Caravan Owner agrees to permit the Park Owner and its agents to enter upon the pitch at all reasonable hours to check that the terms of the Licence Agreement are being observed and to do anything reasonably required for the purposes of complying with the Site Licence and any statutory requirements.

***These Park Rules form part of the Licence Agreement to which they are annexed and relate to the management, care and cleanliness of the Park and the comfort, safety and convenience of all persons who may be on the Park. They apply to the Caravan Owner and any person (including children) who occupies the Caravan as a guest of the Caravan Owner. The breach of these rules may result in the termination of the Licence.***

St Hermans Estate Co Limited

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