

[Beach Park] Park Rules

Date 19TH July 2021

The expression 'you' / 'your' refers to the caravan owner/occupier and the expression 'we' / 'us' / 'our' refers to the park owner/manager.

The rules set out below are the park rules referred to in your Licence Agreement. You are reminded that breach of these rules is a breach of your Licence Agreement and may result in termination of the Licence Agreement.

Site licence

- All occupiers at the Park must comply with the conditions attached to the site licence which you will find in the display board on the Park.
- Pitch numbers must remain visible.
- Your caravan holiday home may not be used as your main residence and on reasonable notice by us, we may ask you to provide your main residential address and evidence of your residence there.
- The Park cannot be used as a base from which to travel to and from work on a regular basis.

Permitted number of occupiers

- No caravan holiday home shall be used for sleeping a number of persons greater than the number for which it was designed.
- Holiday Home Owners who wish to sub-let their properties may do so by express written agreement with the Licensor. Sub-letting are to be done on a weekly basis.

The season

- The Park is open for occupation between 1ST March and 31ST October.

Visitors to the caravan holiday home and beach hut

- All your visitors must obtain our permission before entering the Park and obtain a parking permit.
- The Park is private property and only people lawfully staying, with your permission and a valid parking permit, have permission to enter the Park.
- It is the responsibility of the caravan owners to obtain parking permits for their guests and themselves, from the Park Management in advance. Permits can be obtained from Monday to Friday by appointment only. Not available on weekends or Bank Holidays
- To make an appointment call 01903 752701 or email moses.cooper@btinternet.com
- Park Management cannot be held liable for any Parking Offences.
- Any vehicle issued with a Parking offence notice will not be allowed to park again on Beach Park.

- We do not permit traders or salesmen access to the Park except with our prior consent.
- It is your responsibility to ensure that your visitors and occupiers of your caravan holiday home to adhere to park rules.
- It is caravan owners or beach hut owners responsibility to ensure visitors park their vehicle correctly, which will not cause an annoyance or a nuisance to others.
- Any areas marked, (private parking), are for the owner's cars only. No visitors.
- If you have your own private parking area at the side your holiday home, no one else may use it without your permission.
- The Management reserves the right to refuse any vehicles parking on Beach Park.

Ejection on grounds of behavior

- We are entitled to eject anyone from the Park who persistently acts in a manner likely to upset or annoy other users of the Park or our staff or who is guilty of a criminal offence.

State of the caravan holiday home

- The colour of the exterior of the caravan holiday home may not be changed without our prior consent in writing. No combustible goods can be stored under the Holiday Home.
- A caravan holiday home must be maintained in a state capable of movement but may not be moved off the pitch without our prior consent in writing.
- Nothing may be displayed in the windows or on the exterior of the caravan holiday home except its number or a nameplate of a reasonable size.

Building and ground works

- Lean-tos and similar structures are not permitted on the Park.
- Each caravan holiday home is restricted to one non-combustible shed or storage box of a type and size which we approve in writing. Maximum size 6ft x 4ft.
- We do not permit external structures to be added to caravan holiday homes such as porches, walkways and carports.
- The erection of any form of skirting or steps to a caravan holiday home must be approved by the Park Owner in writing.
- If you wish to add any external structure to the caravan holiday home such as a fence, verandah or balcony you must first produce plans of what is proposed and obtain our written consent to do the work. Planning permission may be needed and we may attach reasonable conditions such as requiring an inspection at intervals during the course of construction.
- You must not install slabs or paving without first obtaining written permission from us.
- You are responsible for the cleanliness of the caravan holiday home pitch.

- You are responsible for keeping the area around the caravan holiday home clean and tidy and cutting the grass approximately 1 meter around.
- TV aerials or satellite dishes are only permitted with our express written consent.

End of season

- It is your responsibility to drain down and prepare the caravan holiday home for the winter.
- All gas, electricity and water connections must be switched off in the winter.
- During the closed season the curtains of your caravan holiday home should be drawn back and all items of value removed.
- We may, subject to a written agreement and payment of a fee, be able to arrange storage of your caravan during the period that the Park is closed.
- You shall be solely responsible for securing the caravan and shall ensure that the caravan and its contents are adequately insured throughout the closed season against all usual risks including flood, storm and tempest.

Gas, Electric etc installations

- All gas, electricity and water connections must be switched off when the caravan holiday home is not occupied. All Holiday Homes must have periodic checks of their Gas, who must be GORGI Registered and their Electrics who is NIC EIC Approved.
- All contractors must be approved by Park Management.
- If you experience any problem with the electrical, gas or water system please contact us and do not attempt to work on the Park electrical or gas system yourself.

Drainage system

- Do not introduce any foreign items into the drainage system including cleaning cloths, babies' nappies, sanitary towels, condoms, cooking fat, engine oil, grease or paint.

Tents

- No tent is permitted on the Park.

Enclosure of pitches

- We do not permit the erection of fences or any means of enclosure of a caravan holiday home pitch.

Trees and shrubs

- You are not entitled to cut any trees or hedges at the Park. If you find any tree or hedge a nuisance or unsatisfactory please take the matter up with us.

Digging

- You must not dig any holes in the ground on Beach Park.

Washing

- Washing machines are not to be installed in caravan holiday homes without consent of the Park Owner.
- Washing lines may be of the window sill type only and must be removed and stored out of sight immediately after each use.
- Rotary washing lines must be sited in a position approved by us because of the risk of damage to mowing equipment.

Refuse

- Refuse must not be left or deposited outside your caravan holiday home. Please use the refuse bins provided

Vehicles

- We permit cars onto the Park for the purposes of access to the caravan holiday home only and they are not to be used to drive in and around the Park Holiday Homes.
- Speed should be kept to an absolute minimum speed (maximum vehicle speed 10 MPH) and pedestrians and cyclists must be given priority.
- You must adhere strictly to all speed limits at the Park.
- No vehicle except a private car is permitted onto the Park and motor homes, lorries, vans, commercial vehicles of any sort are permitted only by prior arrangement.
- Quad bikes, trials bikes and scooters are not permitted on the Park.
- You may park up to two cars at the caravan holiday home on approved parking bays.
- Vehicles are parked at owner's risk the Management cannot be held liable for any loss or damage to vehicles.
- Parking on the grass and roadsides is not permitted. The one-way road system must be observed at all times. Car parks cannot be guaranteed on the Park.
- Driving is restricted to the Park roads.
- Motor vehicle repairs may not be carried out at the Park but a recognised breakdown service may attend in the event of a breakdown.
- Only vehicles taxed and insured for use on a public road may be kept at the Park and we will remove any disused or broken down vehicles.
- You are not permitted to give anyone else driving lessons at the Park and we do not permit Learner Drivers to drive on the Park.

- Washing cars with a hosepipe is not permitted.
- All accessories and items towed by vehicles (such as towed boats and jet skis) must be insured as for use on the public road.

Behaviour

- Please act in a courteous and considerate manner towards anyone visiting, using or working on the caravan or the Park including us, our staff, other customers of ours and users of other caravans and accommodation at the Park.
- Please supervise children properly so that they are not a nuisance or danger to themselves or others.
- Please observe, and take all reasonable steps to ensure that all people who use or visit the caravan holiday home (including in each case children in their party) adopt the following standards of behaviour. Please do not:
 - commit any criminal offence at the Park or use the caravan in connection with any criminal activity
 - commit any acts of vandalism or nuisance.
 - use fireworks.
 - keep or carry any firearm or any other weapon at the Park.
 - use any unlawful drugs.
 - carry on any trade or business at the Park.
 - permit anyone who is to your knowledge on the Sex Offenders Register compiled under the Sex Offenders Act 1997 to use or visit the caravan.
- Please respect the privacy of other caravan holiday home owners and keep noise to a minimum, with absolute quiet between 12 midnight and 0800 hours.
- Please keep away from any vacant pitches.
- Barbecues are permitted but must be used at a safe distance of all Holiday Homes.
- Barbecues must finish by 11pm.
- Alcoholic drinks may be consumed only in the immediate vicinity of your caravan holiday home.
- Fire hoses may not be used for any improper purpose such as washing cars or boats.

Pets

- Dogs must be kept on a short lead at all times on the Park and you must clean up if the animal defecates on the Park.
- Dogs must be kept on a leash and not be allowed to wander the Park.
- Dogs must not be exercised on the Park.

- Dogs, cats and other pets are not permitted without permission of the Park Owner.
- Dogs are permitted and individual consent must be sought before any dog is brought to the Park. The permission for a dog may be withdrawn if the animal is a nuisance.

Security

- Alarms must be of the silent, monitored type and audible alarms are not permitted

Children

- Children are the responsibility of their parents or guardians at all times.
- Children are to be supervised at all times so that they are not a nuisance or danger to themselves or others.
- Children may not ride bicycles so as to cause a nuisance or undue noise.

Recreation

- No games may be played in the vicinity of caravan holiday homes and ball and other games are permitted only in the areas set aside for recreation.
- Kites must not be flown on the Park.
- No skateboarding, roller-skating, rollerblading or micro scooters may be used at the Park.

Mail

- The Park address should not be used for deliveries of mail.

Fire Precautions

- The caravan must be equipped with adequate firefighting equipment.
- No fuels or combustible materials other than LPG fighting equipment may be stored on the Park.
- No open fires of any nature are permitted anywhere on the Park. No candles, oil burners, gas lamps or free standing gas heaters are permitted to be used in the Holiday Home.
- As a minimum you should have a 1kg container Fire extinguisher, smoke detector, carbon monoxide alarm and fire blanket.
- All equipment must be maintained in a good condition and in full working order.
- Fire hoses may not be used for any improper purpose such as washing cars or boats.
- It is your responsibility to ensure that all occupants of your caravan holiday home are familiar with the location of the Fire Points and the contents of the Fire Notices displayed at each point.
- Emergency Point is at the entrance of the Caravan Park.
- The Park Owner/Management Reserves the right to, add to, or amend, these Rules and Regulations.