



ALLENS CARAVANS

EST. 1947

PARK RULES

Park Rules

These Park Rules are in place for the good management of The Park and the benefit of all who use it. These rules form part of the Licence Agreement that is the contract between us for your occupation of a pitch on The Park. They should be read alongside your Licence Agreement.

The Park Rules do not affect anything to which you are entitled under the terms of your Licence Agreement.

The expression 'you'/'your' means the Holiday Home Owner and/or occupier (and this includes anyone using or hiring the Holiday Home from you). The expression 'we'/'us'/'our' refers to the Park Owner and/ or Manager.

Please make sure that anyone using the Holiday Home is aware of the Park Rules.

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 could result in termination of the Licence Agreement.

PARK OPENING DATES

Abbot's Salford | 7th March - 7th January

Sunbeach | 7th February - 7th January

Overstone | 1st March - 1st February (11 months) | 15th March - 15th January (10 months)

Aber Bay | 1st March - 17th January



HOLIDAY HOME

1. The 'Holiday Home Owner' and all users of the Park shall observe the Rules and Bye-Laws of the Local Authority and comply with the Site Licence Conditions. The Holiday Home must not be used as a main residence as doing so may affect your rights to remain on the Park. At the start of each season you must supply the site office with a copy of an up-to-date Council Tax for your main residence. Council Tax is not to be paid on your Holiday Home.
2. Holiday Homes must be of a proprietary make, conform to relevant standards, be suitably insured and be equipped with an approved fire extinguisher. No electric cookers are allowed in Holiday Homes. Re-painting must conform to the manufacturer's specification. Awnings and other extensions to Holiday Homes are not allowed, including tents.
3. No Holiday Home may be sold to remain on the Park or be sub-let or assigned other than by prior written agreement with the Park Owners or their Successors in Title. For Sale or advertising signs on or around the Holiday Home are not permitted. However, relations may use your Holiday Home. Please notify the management beforehand - this allows us to monitor who is on the Park. (No sub-let to exceed 28 days - Overstone and Sunbeach only).
4. No extensions, huts, wooden sheds or fences of any description to be erected. Only one non-combustible 6ft x 6ft shed and one or two small storage units allowed per caravan. Sheds must be secured properly to avoid damage caused to neighbouring caravans in times of high winds. No trellis allowed without written permission from Head Office. Before any landscaping, planting, patios, decking, sheds or extended driveways are undertaken you are required to submit a sketch/drawing of your proposals to the Park Office for written approval. Your Park Manager will be able to advise you on possible landscaping options. Any contractors working on the Park on your behalf must show copies of insurance and sign in at the Park office. Any soil or rubble or rubbish created during landscaping works carried out by the Holiday Home Owner must be removed from the Park by the Holiday Home Owner. This includes old decks and sheds when replacing them.
5. Holiday Home Owners must ensure that they have at least third-party insurance cover on their Holiday Home. A current copy of your Holiday Home insurance must be presented to the Park Manager upon renewal. Failure to comply will result in all agreements/contracts with the Company becoming void and you will no longer be allowed to use your Holiday Home until the situation is resolved (as per your Agreement).
6. The Company reserve sole agency rights for replacement and new Holiday Homes on all of our Parks. Under no circumstances may Holiday Homes be supplied by any other agent. No Holiday Homes may be brought onto our Parks from another Park without prior written permission from Head Office.
7. You must not introduce any foreign items into the drainage system including cleaning cloths, baby wipes, nappies, sanitary towels, condoms, cooking fat, engine oil, grease or paint. The discharge of any matter into either ditches, ponds or rivers is strictly forbidden. Large items of refuse (household or otherwise) must not be left anywhere on the Park. All general household refuse must be placed in the bins provided.
8. Holiday Home Owners are responsible for keeping the area around their Holiday Home clean and tidy. Grass clippings are to be deposited in the area set aside by the management if provided. Holiday Home Owners are not allowed to remove or chop trees down from the Park.
9. The use of hosepipes by the Holiday Home Owner is not allowed except to enable the external cleaning of your Holiday Home.
10. Space under the Holiday Home should not be used for storage. This will invalidate your insurance.
11. At the end of the season it is your responsibility to drain down and prepare the caravan for the closed season. We recommend that all gas, electricity, and water connections are switched off throughout the closed season. During the closed season we recommend all curtains are drawn back and all items of value removed. On the advice of our main electrical contractors, we will be testing the RCDs in each bank of distribution units. There is a possibility that this will engage the trip switch in your Holiday Home. Please check your trip switch when arriving back at Park.

VEHICLES

12. No motor caravans or touring caravans may be parked or stored on the park. Motor or touring caravans can be brought onto the park for loading and unloading but cannot be parked on park overnight.
13. All vehicles on the Park must be taxed and adequately insured against Third Party risks. All drivers must hold a full licence. Upon request of Park Management, your co-operation is sought to provide documents on request. The maximum speed on the Park is 10 mph. Directional signals must be followed. No learner drivers are permitted on the Park. No cars to be advertised for sale on the Park. No commercial vehicles allowed. No vehicle repairs of any sort to be carried out on the Park. No vehicles to be left on the Park during the closed season, or when you are not occupying your Holiday Home when the Park is open. Road legal Quad Bikes may be ridden onto the Park but must be parked up and not ridden around the Park or on fields.
14. The parking of one car is allowed by your Holiday Home. All other vehicles are at the discretion of the Manager. Visitors' cars must be parked on the car park.
15. If you plan on having an electric car charger, please speak to the Park Manager who will advise you of restrictions and availability. The maximum supply permitted will be a 10amp overnight trickle charge.

PETS/ANIMALS

16. Dogs are permitted provided that they are kept under proper control and on leads at all times. Dogs must not foul the Park but in the event of an accident all dog mess must be cleaned up. The Park Owners accept no liability for any nuisance or damage caused by tenants' dogs either to other tenants or visitors to the Park and the property of either of them and the permission given by this paragraph shall not constitute any liability upon the Park Owners whatsoever. Dogs must not interfere with the wildlife on the Park in any way. Failure to comply with the above will result in the dog being banned from the Park. Permission must be obtained in writing from the Park Management for any household pet. Dogs should not be left unattended in cars or Holiday Homes. You are permitted to bring a maximum of two dogs onto the Park at any one time. Any dog that is perceived to be a threat to people or other animals will be barred from the Park. All banned breeds are barred from the park. We will not accept these breeds even if muzzled. This is for the safety of everyone.

GUESTS

17. The Holiday Home Owner shall not do nor cause nor permit their family or their visitors to do any act or thing which is or may become a nuisance, annoyance or inconvenience to the Park Owners or to other occupiers on the Park.
18. No children are to be left unattended by parents/guardians on the Park. Parents/guardians are solely responsible for the actions of their children and will be held accountable for their actions. Should parents/guardians allow children in their care to be disruptive, then a temporary Park wide curfew will be put in place. Holiday Homes may not be occupied by persons under the age of 18 unless accompanied by an adult.

SOCIAL MEDIA + BEHAVIOUR ON-SITE

19. Posts must be respectful, avoiding abusive, threatening, indecent, hateful, or discriminatory language regarding the park, other owners and team members.

20. No false, misleading, defamatory, or irrelevant posts about the park or its services.
21. Parks can delete posts and block users on the Allens Caravans managed profiles for rule violations.
22. Bad behaviour online, especially if it spills over or is severe (defamatory, unlawful), can lead to termination of contract.
23. Any negative or aggressive behaviour towards team members or other owners can lead to termination of contract.

GENERAL

24. Facilities will open at the discretion of the management. No Owners may use their Holiday Home during the closed season. Each year you will be notified of access dates and times for checking your Holiday Home.
25. All gas and electrical work to be carried out on your Holiday Home must be undertaken by qualified registered persons. Electrical wiring, mains switches and cut-outs must not be tampered with or altered in any way. No hot tubs are permitted on the Park.
26. Trespassing on adjoining property is forbidden.
27. The use and/or supply of any unlawful drugs on the Park is a criminal offence and will lead to the immediate termination of the Licence Agreement.
28. Firearms/dangerous weapons of any description are not allowed on the Park. This ruling includes BB guns, air guns and airsoft guns. The lighting of fires or fireworks outside the Holiday Home or anywhere on the Park is not allowed – this includes Chinese Lanterns.
29. No laundry of any description may be hung around Holiday Homes. Rotary lines or window airers are allowed.
30. Musical instruments, radios, televisions, etc. shall be used at all times to the consideration of others.
31. The Holiday Home Owner is not allowed to carry on any business or trade whatsoever within the Park.
32. The Park Owners do not accept responsibility for any loss or damage to private property or to person or persons using the Park.
33. Any permission granted for whatever purpose to the Holiday Home Owner by the Park Owners shall not be effective unless given in writing by the Park Owners or their lawful authorised Agents.
34. We reserve the right to relocate any Holiday Home for the purpose of redevelopment.
35. Ball games are only to be played in designated areas and not between the Holiday Homes.
36. No one on the Park is allowed to damage, interfere with or remove any wild plant, tree, bird or mammal. From time to time the Park Owners may undertake vermin control as part of conservation management, and all persons must keep out of the SSSI Park and any other restricted areas.
37. All LPG gas supplies for use on the Park must be purchased from the Company. The transit of LPG gas cylinders in confined spaces (i.e. car boots) is prohibited on the Park. You are only allowed a maximum of 2 gas bottles per Holiday Home.
38. Licence Fees are due according to the conditions set out by the Application for Payment.
39. All Electricity/Gas Accounts to be paid promptly as non-payment could result in automatic disconnection. Gas will only be supplied on payment before delivery.

40. No bathing in the river/lakes (if applicable). Bathing in the sea is at the Holiday Home Owner's (or their visitor's) own risk (Sunbeach and Aber Bay only).
41. Swimming Pool (if applicable). The rules as displayed must be adhered to. No unsupervised children under the age of 15.
42. Fishing (if applicable). Holiday Home Owners must conform to the Fishing Rules and hold a valid Environmental Agency Licence.
43. No landing stages to be erected or moorings created without prior permission in writing from the Park Owners. The management reserve the right to institute a charge for any such permission granted.
44. No post/parcels will be accepted at any Park Office on behalf of Owners.
45. No drones, remote control planes or helicopters allowed on or over any land/Park owned by the Company.
46. You should obey all Health Safety notices displayed on The Park and act on the reasonable instructions of Park staff in matters of Health and Safety.
47. If a Park Evacuation is declared all caravan Owners and their guests must leave the Park immediately. Permission to return to the Park following an evacuation will only be given by Park Management. Anyone trying to access a Park following an evacuation and prior to the all clear being given by the Park Management will jeopardise their right to stay on the Park. No pets or vehicles are to be left on Park during a Park evacuation. Please ensure the office have a current mobile number for emergency text notification.
48. Electric scooters/ electric skateboards and buggies (other than those used for mobility) are not to be used on The Park.
49. Flag poles and the flying of flags on the Park is not permitted.
50. Boats cannot be stored next to or in between Holiday Homes. Boat Parking Areas are to be used, if available. All boats must be insured.
51. It is the responsibility of The Holiday Home Owner to notify the Park of any changes to their contact telephone numbers, email or residential address. A change of address form is available from the Park office.
52. National Crisis: Should the Park fall under a local or national lockdown, customers wherever possible should remain at their permanent homes and not travel to the Park. Government Guidelines must be adhered to by all customers.

Abbot's Salford Owners: You are responsible for the weight and disbursement of weight in your Holiday Home. The allowance made for goods/ clothes / food etc is 750kg. Overweighting may invalidate your insurance policy. You must ensure that flotation guidelines are followed and any remedial works following float inspections, must be carried out immediately.

The management reserve the right to add to or amend the Park Rules. Such additions and amendments will be posted on the Notice Board and shall take effect from the date of such posting and the Holiday Home Owner shall be deemed to have notice forthwith of such notice thereof and shall be bound thereby. The Company reserve the right to give a Holiday Home Owner notice to remove his/her Holiday Home from the Park in the event of breach of the Rules and Conditions as laid down.