

YOUR PARK RULES

PARK RULES EXPLAINED

- 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 a breach of these rules is a breach of your Licence Agreement and could result in termination of the Licence Agreement.

PARK OPEN DATES

 BREDON VIEW HOLIDAY PARK	1st March - 7th January
 the Springs HOLIDAY PARK	7th March - 7th January
 sunbeach HOLIDAY PARK	7th February - 7th January
 ABERBAY HOLIDAY PARK	1st March - 18th January
 LEEDONS PARK	7th March - 7th January*
 Abbot's Salford HOLIDAY PARK	7th March - 7th January
 Overstone Lakes HOLIDAY PARK	15th March - 15th January

*holiday park only

1

- 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.

2

- 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.

3

- 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.

For further questions on this, feel free to contact us to discuss on **01564 792323**



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- 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 in the Park. (No sub-let to exceed 28 days - Overstone and Sunbeach only).

5

- **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 (no cats are allowed at The Springs). **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.



6

- **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 are allowed per caravan.
- Sheds must be **secured properly** to avoid damage caused to neighbouring caravans in times of high winds. No trellis is 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.



6a

- No motor caravans or touring caravans may be parked or stored on the Park, unless on a fully paid up plot allocated and licensed for the use of these vehicles.
- If a motorised caravan is the Owner's only means of transport then permission must be sought from the Park Owners and consent gained in writing stating an allocated parking space.
- Under no circumstances may these vehicles be parked on the garden plots except for the purpose of loading and unloading.

For further questions on this, call us on **01564 792323**

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- The Holiday Home Owner shall not do nor cause nor permit his family or his 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.
- 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.



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- 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.

For further questions on this, call us on **01564 792323**

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- 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 at the **start of each season**.
- 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).

10

- All gas and electrical work to be carried out on your Holiday Home must be undertaken by **qualified registered persons**.
- Electrical wiring, main switches and cut-outs must **not be tampered with** or altered in any way. No hot tubs are permitted on the Park (except from Bredon View)



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- 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.

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- All vehicles on the Park must be **taxed** and adequately **insured** against Third Party risks. All drivers must hold a full licence. 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 are allowed.
- **No vehicle repairs** of any sort are 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.



13

- **Trespassing** on adjoining property is forbidden.

14

- The use and/or supply of unlawful **drugs** on the Park is a criminal offence and will lead to the immediate **termination** of the Licence Agreement.

15

- **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.

16

- No laundry of any description may be hung **around Holiday Homes**. Rotary lines or window airers are allowed.



17

- Musical instruments, radios, televisions, etc. shall be used at all times to the **consideration of others**.

18

- 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.

19

- The Holiday Home Owner is not allowed to carry on any **business or trade** whatsoever within the Park.

20

- The parking of **1 car** is allowed by your Holiday Home. All other vehicles are at the discretion of the Manager. Visitors' cars must be parked in the car park.

21

- The Park Owners do not accept responsibility for any **loss or damage** to private property or to person or persons using the Park.

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- 22
- 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**.

- 23
- The use of hosepipes by the Holiday Home Owner is not allowed **except** to enable the external cleaning of your Holiday Home.

- 24
- The management reserve the right to **relocate** any Holiday Home for the purpose of redevelopment.

- 25
- 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.



- 26
- Ball games** are only to be played in designated areas and not between the Holiday Homes.

- 27
- 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 have to undertake vermin control on the Park which is necessary for conservation management of the Park and its wildlife.
 - All persons must keep out of the **SSSI Park** (at The Springs) at all times, and other areas may be restricted from time to time for conservation reasons.

- 28
- 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're only allowed a **maximum of two gas bottles** per Holiday Home.



- 29
- Licence Fees are due according to the conditions set out by the Application for Payment.

- 30
- Space under the Holiday Home should not be used for storage. This will **invalidate your insurance**.

- 31
- 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.

- 32
- 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).



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- **Swimming Pool** (if applicable). The rules as displayed must be adhered to. No unsupervised children **under the age of 15**.



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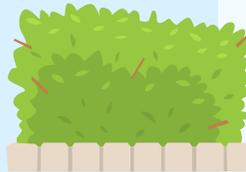
- **Fishing** (if applicable). Holiday Home Owners must conform to the Fishing Rules and hold a valid Environmental Agency Licence.

35

- 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.

36

- The management reserve the right to reduce any hedge/plants to the height of **1.3 metres (4 ft)** if they feel it necessary. Garden boundaries may be marked by planted borders.
- Live planting of **boundary hedges** may be allowed to the rear of the Holiday Home, i.e. from centre wheel to plot boundary.
- No **hedge planting** is allowed in front of the Holiday Home. Any work of this description must receive permission from the management beforehand.



37

- No **post/parcels** will be accepted at any Park Office on behalf of Owners.

38

- No **drones, remote control planes or helicopters** allowed on or over any land/Park owned by the Company.

39

- At the end of the season, it is your responsibility to **drain down** and **prepare** the caravan for the **closed season**.
- You must ensure 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 are removed**.
- As per 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.

40

- You should obey all **Health and Safety notices** displayed on The Park and act on the reasonable instructions of Park staff in matters of Health and Safety.



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- 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.

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- 42
- **Electric scooters/ electric skateboards and buggies** (other than those used for mobility) are not to be used on The Park.

- 43
- **Flag poles** and the flying of **flags** on the Park is not permitted.



- 44
- 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.

45

COVID-19 / 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.

- 46
- ***Abbots Salford only:** 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**.

- 47
- 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.



- 48
- 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.

**WE THANK YOU IN ADVANCE FOR YOUR
CO-OPERATION WITH THE RULES ACROSS
ALL OF ALLENS CARAVANS PARKS.**



Updated as of December 2021