
Park Hall Village

Maerdy

Pen y Cwm

Haverfordwest

SITE RULES AND CONDITIONS

(Update 26.01.15)

The following rules and conditions apply to all sites licensed at the address shown on the cover, are incorporated in to all site agreements, and are a condition of all caravans and mobile homes (all described as “caravans”) on the site being permitted to come on to it and thereafter remain on it. The word ‘Tenant’ in these rules means the person from time to time licensed to station a caravan on the site and responsible for payment of rent in respect of that licence:-

1. Tenants shall observe and perform the conditions imposed in respect of the site by the terms of the Local Authority’s site licence so far as the same affect or relate to each individual site and any caravan or other structure on it; and shall further observe and perform any new or amended conditions that may from time to time be imposed by the Local Authority to the same extent. A copy of the site licence and its conditions is exhibited on the site Notice Board and further may be inspected on application to the Site Owners.
2. **Caravans and Structures**
 - (a) Each caravan shall be equipped with a bathroom with a flush toilet capable of connection to the site drainage system; a refuse bin with lid; a coal bunker; and a shed not exceeding 6’ x 4’ in base area. All installations outside the caravan shall be located as, and to a design, approved by the Site Owners to meet the requirements of the Local Authority and shall not be erected or removed without prior written consent of the Site Owners.
 - (b) Each caravan shall have a fire extinguisher of a type approved by the Site Owners. Tenants shall insure their mobile home and other structures, their contents, and any pets permitted to be kept under these rules which are capable of causing loss, damage or injury against all normal risks through an agency of the mobile home owner’s choice and thereafter maintain the said insurance at all times.
 - (c) Caravans shall be of proprietary manufacture and shall be kept in good repair and decorative condition internally and externally at all time to the satisfaction of the Site Owners and the Local Authority. In view of the location of the site near a National Park no caravan or other installation outside a caravan shall be painted or repainted in obtrusive colours and tenants shall obtain the Site Owners approval of any proposed external redecoration before carrying the same out.
 - (d) Mobile homes will have to be reviewed once the home becomes dilapidated or cosmetically unsound.

3. **Waste Disposal and Drainage**

- (a) No solid substances (e.g. newspapers, disposable nappies, tea leaves or food refuse) shall be put into drains or flush toilets and the same shall be disposed of (wrapped or otherwise) by the said owner.
- (b) No waste water shall be discharged onto the site or the ground under or surrounding any caravan.
- (c) Tenants shall not damage, deface or leave litter or refuse in the site communal toilet blocks or in or on any joint facilities provided by the Site Owner for communal use other than those provided for such purposes.
- (d) The waste bag collection point will be used for domestic bagged waste products only, as stipulated by the local authority. All other waste products will be disposed of at an approved local authority amenity centre by the mobile home occupier.

4. **Tenanted Plots**

- (a) Except with the written consent of the Site Owners (which will usually only be granted where existing Tenants are relocated on other plots on site in order to permit improvements) all new Tenants shall
 - (i) meet the Site Owners cost of laying out and setting to the approval of the Site Owners concrete hardstanding for their caravans before the same shall be brought onto the site;
- (b) Tenanted plots shall at all times be kept in a neat and tidy condition and grass on the plot and any under caravans shall be kept cut and trimmed and shall be so cut and trimmed not less than once in every week between the first of April and the 30th October in every year.
- (c) Clothes may only be dried outside the caravans or in any position visible from the outside of the Tenants plots on demountable rotary clothes driers which shall be removed when not in use.
- (d) No object other than a gas cylinder shall be stored or placed on the tenanted plot or under the caravan except such as may be enclosed within the structures approved under paragraph 2(a) above.
- (e) Tenants shall indemnify the Site Owners against any cost actually and reasonably incurred of reinstating any damage or injury caused by the tenants or their families, household or visitors to any of the site installations or property or the site installations or property of any other

tenant notwithstanding that the Site Owners accept no responsibility whatever in respect of any tenants caravan or property.

- (f) Tenants shall ensure that they, their families, household and visitors do not trespass upon the plots or property of other tenants and shall indemnify the Site Owners against any cost actually and reasonably incurred in reinstating any loss or damage occasioned by any breach of this provision notwithstanding that the Site Owners accept no responsibility whatever in respect thereof.
- (g) Tenants shall not permit their children to go to or be present in the site car park at any time unless under the supervision of an adult
- (h) Tenants shall not do or suffer or permit to be done any act or thing in or about the caravan or site which may be or may become a nuisance to the Site Owners, other tenants or visitors to the site.
- (i) You must not erect fences or other means of enclosure to your individual pitch

5. **Motor Vehicles**

- (a) Tenants are permitted to use one motor vehicle and to park the same on site free of charge. Charges for any extra vehicles will be charged as per Rate Schedule. The said charges will be reviewed annually.
- (b) Tenants shall notify the Site Owners of the registered number(s) of all vehicles owned on or used by them or their families from the site before bringing the same on site.
- (c) Tenants shall ensure that all vehicles brought on site by them, their families and visitors are at all times properly road taxed and insured and in particular are insured against the risk of causing damage to property or injury to persons on the site and shall indemnify the Site Owners against any cost actually and reasonably incurred by them in compensating any person in respect of any loss, damage or injury caused by any vehicle so brought on site notwithstanding that the Site Owners accept no responsibility whatever in respect of such loss, damage or injury.
- (d) Tenants shall only travel on the road system provided and not permit any vehicle to park or stand in any position on the site other than the parking spaces designated by the Site Owners and it is a condition applying to all vehicles coming on to the site that the Site Owners may at any time remove the same from any unauthorised parking space and may relocate the same as and where the Site Owners in their discretion consider expedient

without any liability whatever to the owner thereof for any loss or damage occasioned thereby.

- (e) Tenants shall not bring or allow any van, lorry or other similar commercial vehicle or any mechanical machine on to the site nor shall the same be parked or maintained on the site. However provided prior consent is obtained from the Site Owners such vehicles will be permitted on site for the purpose of delivery or of carrying out works approved by the Site Owners only.
- (f) Tenants shall not:-
 - (i) Themselves or permit any members of their family or visitors at any time to exceed the speed of 5 m.p.h. with any mechanically propelled vehicle on the site.
 - (ii) Use or permit to be used on site any mechanically propelled vehicle without adequate suppression against electrical interference.
 - (iii) Use or permit to be used by their families or visitors any motor cycle on site between the hours of 10:30 pm and 7:00 am.
 - (iv) Use or permit to be used or driven by their families or visitors any mechanically propelled vehicle (other than a motor mower) on any grassed area on site.
 - (v) Bring or permit to be brought onto the site any broken down vehicle which by virtue of its mechanical condition or of any failure to comply with any current legal requirements is not fit and capable of immediate use on the public highway.
- (g) Wash or repair (other than emergency repairs for a defect occurring on site such as a puncture) or cause or permit to be washed or repaired any mechanical vehicle brought onto the site and whether or not the same may be within the area tenanted by the Tenant.
- (h) So operate or cause or permit any mechanically propelled vehicle on the site to be operated as to cause any nuisance, annoyance or inconvenience to the Site Owners or any other tenant or tenants which, without prejudice to the generality of the foregoing shall exclude any revving of engines or operation of any vehicle without an adequate silencer.
- (i) Consideration must be given to oncoming traffic on the Park at all times.

6. Pets

- (a) Tenants are permitted to have not more than one neutered cat to each caravan.
- (b) No dogs or other animals normally or usually accustomed to wander abroad to be kept outside any premises are permitted on the site without the prior written consent of the Site Owners and then only subject to the condition that they are kept under proper control at all times and that the owner carries adequate insurances against all risks to which they may give rise.
- (c) The Site Owners reserve the right in respect of all pets and animals brought on site to require the Tenants to remove the same forthwith in the event that the Site Owners consider in their absolute discretion that they are or are likely to be a nuisance or annoyance to any other person on or using the site and it is a condition of animals being permitted to be present on the site that if such a requirement is not complied with forthwith the Site Owners may immediately remove the animal in question without being liable in any way to the owner thereof for any loss, damage or injury caused thereby and may thereafter recover from the Tenant all costs consequent upon such removal.
- (d) All animal excrement must be picked up and disposed of hygienically at all times. Nothing in rule 6 of these park rules prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dogs UK or any successor body has issued you with an identification book or other appropriate evidence.
- (e) Any animal which is a breed subject to the Dangerous Dogs Act 1991 will not be permitted on the park unless written consent is given by the park owner.

7. General Licence Conditions

- (a) The right of the tenant to occupy his plot and use the site facilities granted under licence by the Site Owners is personal to the tenant and is not transferable or assignable to any other person.
- (b) The tenants shall not advertise or cause to be advertised his address on the site as a business address. You must not use the park home, the pitch or the park (or any part of the park) for any business purpose. You must not use the park home or the pitch for the storage of stock, plant, machinery or equipment used or last used for any business purpose. However, you are at liberty to work individually from home by carrying out any office work of a type which does not create a nuisance to other occupiers and does not involve other staff, other workers, customers or members of the public calling at the park home or the park.

- (c)
 - (i) The transfer of ownership of mobile homes on the park shall comply with the procedures set out in the Mobile homes (Wales) Act 2013.
 - (ii) The transfer of ownership of holiday mobile homes on the Park shall comply solely with the procedures set out in the Licence Agreement For a Caravan Holiday Home.
- (d) The Site Owners may terminate any licence forthwith by notice in writing to the tenant in the event of any breach or non-observance of the site rules and conditions and in particular in any of the following circumstances:-
 - (i) If the tenant fails to pay rent punctually on demand 4 weeks in advance
 - (ii) If the tenant fails to pay punctually and on demand in respect of charges for electricity or other services supplied by or through the Site Owners.
 - (iii) If the tenant fails to maintain in good and workable condition all drains from the point at which they leave the site main drains to the connection points in the tenants caravan and all water pipes, electrical wires and other consumption or distribution point within the tenants caravan.
 - (iv) If the tenant or any member of or visitor to his household commits any nuisance or is guilty of any annoyance to the Site Owners or any other person resident or visiting the site.
- (e) The Site Owners may without prejudice to their other rights hereunder forthwith carry out any necessary remedial work and recover the cost thereof from the tenant who shall pay therefore on demand.
- (f) Tenants shall not interfere with or in any way open up the Site Owners electrical supply and fuse box equipment serving their caravans. In the event that any supply shall be fused the tenant shall forthwith report the same to the Site Owners who will forthwith arrange for the necessary repairs to be carried out. Such repairs will be free of charge to the Tenant unless the fusing resulted from abuse of the system or overloading by the tenant in which event the Tenant shall upon demand from the Site Owners pay their reasonable charges for repairing the same.
- (g) Tenants shall use their caravans for the purpose of human habitation only.
- (h) Tenants shall not without the previous consent of the Site Owners use or permit their caravans to be used by any persons other than themselves, members of their family and temporary visitors to their family present when the Tenant and his family are also present and resident in their caravan.

- (i) Tenants shall not at any time permit more persons to be present or resident in their caravan than the number stated in the occupancy limit in their licence agreement.
- (j) Tenants shall permit the Site Owners, their servants or agents at all reasonable times to enter into their caravans for the purpose of inspecting the same and ensuring compliance with the provisions of these rules and conditions and the terms of their licence agreement.
- (k) **Weapons**
You must not use or display: guns, firearms and/or offensive weapons (including crossbows) on the park and you may only keep such weapons on your pitch if you hold the appropriate licences and the said weapons are securely stored in accordance with that licence.

8. **Exclusion of Liability**

It is a condition of admission of all persons and property to the site which condition is also incorporated by these Rules and Conditions in all Licence Agreements that the Site Owners accept no legal liability whatsoever in respect of any loss, damage or injury to any person or property however caused and that Tenants individually will indemnify the Site Owners against any claims arising in respect thereof by themselves, their families and their visitors or occasioned by them or any of them.