

TIMBERTOP CARAVAN PARK

Residential & Holiday Home Rules

1. *Preamble*

The following rules of occupation are for the good management of the Site and the benefit of all whom uses it. These rules form part of the Agreement by which you occupy your pitch.

The Rules have not been compiled to place unnecessary restrictions on Occupiers but rather to ensure that they may live peacefully in unspoilt surroundings. We are sure that, provided the rules are accepted in the right spirit, the Site will continue to be a happy community.

2. *Caravans*

Only caravans of proprietary manufacture which confirm to the definitions contained in the relevant Acts of Parliament will be acceptable.

3. *Permanent Residence on Site*

If caravan owners wish to become permanent residents on Site they must in all circumstances obtain prior written permission from the Site Owner.

4. *Occupants of the Site*

The caravan may be used by the Occupier and members of his permanent household and bona fide guests only. On no occasion shall the number of persons occupying or using the caravan exceed the specified number of berths.

There shall be no subletting or parting with possession of the whole or any part of the caravan or pitch without the Site Owner's written permission.

Occupiers who wish to sell their caravan, must do so through the Site Owner and not privately. There will be a 15% commission charge, payable to the Site Owner on completion of a successful sale.

5. *a) Conditions of the Caravan*

Caravans must be kept in a sound and clean condition, decoration and external colour must be maintained to a satisfactory standard. Caravans must not be removed, nor repositioned without prior permission from the Site Owner. No external alteration or addition to the caravan or pitch is permitted without prior written permission from the Site Owner.

Caravans are not expected to stay on Site beyond 15 years. Although, this date may be earlier if the caravan (chassis in particular) is in a poor condition. All caravans must be replaced with **new** caravans via the Site Owner.

Disconnection and removal of caravans from a pitch shall only be carried out by the Site Owner at the Occupier's expense.

Only tradesmen who have from time to time been licensed in writing by the Site Owner may trade, sell or buy on the Site.

b) Condition of Balconies/Decking

These must be kept in a sound, clean and treated condition; all wood must be natural colour. Any that are broken, green/black (due to lack of cleaning) or rotting will be immediately dismantled by the Site Owner, with a charge occurring to the Occupier. Any new balconies or decking must be approved through the Site Owner and the work undertaken by an approved tradesman.

6. *Condition of the Pitch*

To enable the Site Owner to confirm to the conditions attached to their Site Licence issued by the Local Authority, Occupiers will maintain the pitch allocated in a tidy condition, free from litter and refuse.

The underneath of each caravan is to be kept absolutely clear and NOT used as a storage space. Flower pots and any other ornaments are not permitted to be placed outside of pitch boundaries.

Only two gas bottles per caravan are permitted and all empty bottles are to be returned to the supplier.

External fires, including incinerators are not allowed. Properly designed barbeques are accepted provided they are always supervised.

All barbeques and garden furniture must be stored securely during winter months due to severe weather conditions.

7. *Sheds/Porches etc.*

Storage sheds or other structures are only permitted with the approval of the Site Owner and where permitted must be of a design; size and standard approved by the Site Owner and must be maintained in good repair and appearance.

Only one shed per pitch is allowable and all sheds must be securely bolted to the ground in all circumstances.

No washing machines are to be installed in any shed in any circumstances. No flammable or explosive substances may be kept on the Occupier's pitch except in quantities reasonable for domestic use.

8. *Vehicles*

All vehicles must be driven carefully on the Site, not exceeding the 5mph speed limit. Occupiers' and other permitted entrants bring vehicles onto the Site at their own risk.

Vehicles must keep to authorised parking spaces and the Site Owner is only obliged to provide one car parking space per caravan. Occupiers with more than one vehicle and visitors may be obliged to park their vehicle off the Site.

All vehicles must be taxed and insured as required by law (Road Traffic Act 1960) and be in running order and drivers must hold a current driving licence and insurance.

Motor oil and other fuels of that nature must not be discharged into the drains or onto the road, car park or grass.

Commercial vehicles of any size may only be parked on the Site with prior written permission from the Site Owner.

No more than one car is permitted to each caravan.

9. Boats

No Boats to be kept on site without site owner permission.

10. Refuse

The Occupier is responsible for the disposal of all refuse in approved containers. The deposit of any refuse or unroadworthy cars on any part of the Site Owner's land is strictly prohibited.

11. Commercial Activities

No commercial enterprise or business activities may take place on the Site without prior written permission from the Site Owner.

12. Liability and Insurance

The Occupier shall indemnify the Site Owner and keep him indemnified from and against all action proceedings and claims by a third party in respect of all and any loss damage or liability caused by or arising out of any neglect or default or wilful act of the Occupier or member of his household or guests or visitors. The Occupier also agrees and covenants to insure and keep insured the caravan and its contents with a member of the British Insurance Association against loss or damage by theft/fire/storm and tempest and liability to any third party and such other risks. The Site Owner may from time to time reasonably require the Occupier to produce them, upon request, with a copy of the policy of such insurance and such evidence that the Site Owner may reasonably require that the policy is valid, current and that all premiums have been paid.

13. Statutory Authorities

Everyone using the Site is required to comply with the regulations of the Site Licence; water authority or any other statutory authorities.

14. Nuisance

No Occupier shall do or permit to be done anywhere on the Site any act or action which may be or become a nuisance, damage, annoyance or inconvenience to the Site Owner or the neighbours or Occupiers of any other caravan's on the Site or to adjoining or neighbouring property and shall not use or permit the caravan to be used for any illegal or immoral purposes. Occupiers will be held responsible at all times for the conduct of their children/grandchildren who shall not be permitted to play on or around public building, on the car parks or in the area of the entrance to the Site.

Musical instruments, record players, radios, other appliances and motor vehicles must not be used to cause a nuisance to others, especially between the hours of 10.30p.m. To 8.00a.m. No children, teenagers, groups or single are to be running around anywhere on the Site after 10.30p.m.

15. Pets

Pets are permitted on site at site owner discretion. Dogs must be kept on a lead and under control and not allowed to despoil the site.

16. Water

The Occupier must not permit wastewater to be discharged on to the ground. The use of hose pipes is forbidden without prior approval from the Site Owner, except in case of a fire. Fire point hoses may only be used in the case of an emergency.

17. Fire Precautions

All caravans must be equipped with a fire extinguisher/blanket, which conforms to the requirements of the Fire Officer's Committee.

It is recommended that a fire extinguisher of the dry powder type, not less than 2lb capacity should be installed in each Home on the Site. Please note that other types of fire extinguisher can be dangerous in confined spaces.

ON DISCOVERING A FIRE

1. Decide either to put out fire, or raise alarm: if attempting to put out a fire, ACT QUICKLY, make your intention clear.
2. Alert people close by and sound nearest alarm.
3. If necessary, Turn off electrical & gas supply, begin evacuation immediately.
4. DO NOT attempt to tackle a fire situation if you are unsure of the outcome or feel inadequately trained.
5. If evacuating, proceed to appointed place of assembly, at the site entrance.

18. Miscellaneous

Guns, firearms or offensive weapons of any description shall not be used on the Site, and shall only be kept with a license from the Police Authority and the written consent of the Site Owner. It is forbidden to interfere with or disturb any flora or fauna on the Site.

The Site Owner reserves the right to ask Occupiers to remove their caravans without stating a reason, and will return part of the unused ground rent. If Occupiers are asked to remove their caravan with a given reason due to the rules being consistently broken then no refund will be made.

I hereby agree to adhere to the rules laid out in the above document.

NAME (OCCUPIER):.....

SIGNATURE (OCCUPIER):.....

DATE:.....

NAME (OWNER):.....

SIGNATURE (OWNER):.....

DATE:.....

****These rules are subject to any reasonable changes at any time****