

[LOW CARRS RESIDENTIAL PARK]

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. 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 park home owner and/or occupier and the expression "we"/"us"/"our" refers to the park owner(s) and/or management.

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 may result in termination of the Licence Agreement.

1. Site Licence

- 1.1 All park home owners are required to comply with the conditions attached to the site licence which you will find in the notice board.
- 1.2 All park home owners are required to comply with the regulations of the water authority and any other statutory authority.
- 1.3 Low Carrs Residential Park is a residential caravan park and is licensed for residential use.
- 1.4 The age limit for you residing on the park is over ⁵⁰~~45~~ years and over.

2. Permitted Number of Occupiers

- 2.1 Your park home may not be used for sleeping a number of persons greater than the number for which it is designed.

3. Visitors to the Park Home

- 3.1 Your park home may only be occupied by you or your family members; there is no subletting allowed.
- 3.2 It is your responsibility to make sure that your visitors adhere to the park rules. A copy of which should be left within the park home for reference.
- 3.3 It is your responsibility to make sure that visitors use the park in a responsible and careful manner at all times respecting the property and privacy of other owners.
- 3.4 It is your responsibility to advise your visitors of the speed limit on park.

- 3.5 Constant or regular use of the park home by persons other than you is considered to be subletting and is not allowed.

4. Condition of Your Park Home and Pitch

- 4.1 The park home and the pitch must be kept in a neat and tidy condition at all times.
- 4.2 Windbreaks should be muted and neutral in colour so as to blend in with the natural surroundings of the park.
- 4.3 All personal belongings should be removed and stored at the end of each day.
- 4.4 Private gardens must be kept neat and tidy.

5. Building and Ground Works

- 5.1 If you wish to alter or add anything to the park home or pitch you must first produce plans of what is proposed and obtain written permission from us.
- 5.2 Storage boxes must be constructed of metal or plastic and no larger than L5' x W4' x H 5'5'.
- 5.3 No Gazebos are permitted.
- 5.4 If external contractors are to be employed to carry out work to the park home or pitch, you must give us written notice at least seven days before the contractors start work (or in case of emergency as much notice as possible) and ensure all contractors are employed by you provide us with the relevant documentation so that we can check their insurance and competence in order to maintain a safe environment on the park.


6. Utilities' Installations

- 6.1 You are responsible for ensuring that electrical and gas appliances/installations comply at all times with the requirements of all appropriate authorities.
- 6.2 Electricity supplies must not be tampered with, altered or up-rated. Each park home has a supply which must not be exceeded.

7. Tents

- 7.1 No tents are permitted to be erected on the park.

8. Trees and Shrubs

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- 8.1 You must not cut, remove or damage any tree or shrub on the park. If you find any tree or shrub a nuisance or unsatisfactory please take the matter up with us.

9. Watering

- 9.1 Excessive watering of plants is not allowed.

10. Refuse

- 10.1 You are responsible for all household rubbish being deposited in the waste bins provided.
- 10.2 Always reclose the refuse lids properly.
- 10.3 No fat is to be poured into the sewage system.
- 10.4 No wipes or sanitary products are to be put into the sewage system.
- 10.5 No refuse collections will be made from the park.
- 10.6 No large appliances, unwanted fittings, garden furniture or similar items cannot be disposed of by us. These items should be taken to the local tip.

11. Vehicles & Cyclists

- 11.1 Commercial vehicles are not permitted on the park.
- 11.2 Caravans and motorhomes maybe brought onto the park 36 hours before you depart for your holiday. When you return you are allowed 36 hours to empty your caravan or motorhomes.
- 11.3 A speed limit of 5 mph is in force throughout the park and entrance road at all times and must be strictly adhered to.
- 11.4 No learner drivers.
- 11.5 Pedestrians and cyclists must be given priority.
- 11.6 Only vehicles taxed and insured for use on a public road may be kept at the park.
- 11.7 Drivers must hold a full and current driving licence for the category of the vehicle driven.
- 11.8 Vehicles must be driven in accordance with the current Highway Code.
- 11.9 Vehicles and bicycles must only be driven on the parks roads and not on the grass.
- 11.10 Vehicles must only be parked in the authorised parking spaces.

- 11.11 The Tarmac road and authorised parking spaces must not be obstructed.
- 11.12 Disused vehicles must be removed from the park.
- 11.13 Delivery vehicles are permitted on the park but you must make them aware of the speed limit and any damage to the park will be your responsibility.

12. Pets

- 12.1 Dogs are not permitted on park. Some Pets are allowed on park but must have written permission from us.
- 12.2 Dangerous breeds and breeds deemed as unsuitable by us will not be allowed on the park.
- 12.3 Children must not exercise pets unsupervised
- 12.4 Incessant/nuisance pet noise will not be tolerated.

13. Behaviour

- 13.1 Please act in a courteous and considerate manner towards anyone visiting, using or working on the park home or the park including us, our staff and other customers of ours and user of other park homes and accommodation on park.
- 13.2 Please supervise children, including visiting children, properly so that they are not a nuisance or a danger to themselves or others.
- 13.3 You are encouraged to feed wildlife but only through proper feeders. Feed must not be placed on the ground as this will attract vermin.
- 13.4 Please observe and take all reasonable steps to ensure that all people who use or visit the park home adopt the following behaviour. You must not:
 - 13.4.1 Commit any criminal offence at the park or use the park home in connection with any criminal activity.
 - 13.4.2 Commit any acts of vandalism or nuisance.
 - 13.4.3 Use fireworks
 - 13.4.4 Have open fires, burners or chimineas
 - 13.4.5 Keep or carry any firearm or other weapon at the park.
 - 13.4.6 Use any unlawful drugs
 - 13.4.7 Carry on any trade or business at the park
 - 13.4.8 Use indecent or offensive language or conduct
 - 13.4.9 Permit anyone who is to your knowledge on the Sex Offenders register compiled under the Sex Offenders Act 1997, or any legislation replacing that act, to use or visit the caravan holiday home.
- 13.5 Radios, TVs, stereos, musical instruments, motor vehicles and other sound generating equipment must be used with due care and consideration for others on the park.

- 13.6 No generators.
- 13.7 Please respect the privacy of other park home owners and keep noise to a minimum between the hours of 10.30pm and 8.00am.
- 13.8 Barbeques must be gas or charcoal only.
- 13.9 Alcoholic drinks may be consumed only in the immediate vicinity of your park holiday home.

14. Insurance

- 14.1 All park homes must be insured in accordance with terms of your licence agreement and a copy of the current certificate must be supplied to us within 30 days of renewal.
- 14.2 We do not accept any responsibility for any loss or damage that may occur to your park home, car or associated property whilst on the park except where loss or damage has arisen as a result of our negligence or a breach of our duty to you.

15. Recreation

- 15.1 Ball games are not allowed.
- 15.2 Skateboards and electric scooters are not allowed in the park and roller-blades are only allowed if:
 - 15.2.1 you do not exceed the park speed limit
 - 15.2.2 you ride on them with due care and attention

16. Fire Precautions

- 16.1 Your park home must be equipped with adequate firefighting equipment. As a minimum this should be a 2lb dry powder extinguisher, smoke detector and fire blanket. All equipment must be maintained in a good condition and in full working order.
- 16.2 It is your responsibility to ensure that all occupants of your park home are familiar with the location of Fire Points and the contents of Fire Notices displayed at each point.
- 16.3 In the event of a fire:
 - 16.3.1 Ensure your park home is evacuated,
 - 16.3.2 Raise the alarm,
 - 16.3.3 Call 999 from the nearest telephone,
 - 16.3.4 Attack the fire using your fire-fighting equipment, only if it is safe to do so.

16.4 No fuels or combustibles other than LPG containers may be stored on the park.

17. Pitch Fees

17.1 We will inform you of the pitch fees to be charged for the following year in January.

17.2 Pitch fees are to be paid monthly by standing order.

17.3 Access to the park will not be permitted unless the pitch fees have been paid.

18. Charges

18.1 Charges for electricity supplies will be invoiced quarterly. Payment should be made within 30 days of date of invoice.

19. Park Rules

19.1 Payment of the pitch fee is deemed to constitute acceptance of the park rules.