

Searivers Caravan Park

Park Rules



Searivers

CARAVAN PARK

Introduction

These park rules are in place for the good management of Searivers Caravan Park and the benefit of all who use the park. 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 caravan owner and/or occupier (and any of your guests). The expression 'we'/'us'/'our' refers to the park owner and/or manager.

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 may result in termination of the Licence Agreement.

1. Site Licence

- 1.1 All caravan owners at the park must comply with the conditions attached to the Site Licence which you will find attached to these park rules.
- 1.2 Pitch numbers must remain visible.
- 1.3 Your caravan may not be used as your main residence and on reasonable notice from us, we may ask you to provide your main residential address and evidence of your residence there.
- 1.4 The park cannot be used as a base from which to travel to and from work on a regular basis.
- 1.5 The park cannot be used as a base from which to trade a business of any description.

2. The Season

- 2.1 The Park is open for occupation during the Season described in Part 1 of your Licence Agreement.

3. Safety

- 3.1 Gas and electrical, installations and appliances in your caravan holiday home should be regularly serviced and/or checked annually.
- 3.2 You should use the park safely and should not cause danger to others.
- 3.3 Please 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.

4. Security

- 4.1 Intruder alarms must be of the silent, monitored type and audible alarms are not permitted.

5. Permitted number of occupiers

- 5.1 Your caravan may not be used for sleeping a number of persons greater than the 'maximum sleeping capacity' stipulated in your Licence Agreement; if no number is stipulated then it may not be used for sleeping a number of persons greater than the number for which it was designed.

6. Visitors to the caravan

- 6.1 Visitors are permitted in your caravan between the hours of 8am and 11pm. It is your responsibility as the caravan owner to ensure that all visitors are made aware of, and adhere, to our park rules at all times. The office staff must be informed of any pre-arranged deliveries. The park is private property and only people lawfully staying with your permission have permission to enter the park.
- 6.2 All visitors must leave the park by 11.00pm.
- 6.3 We do not permit traders, salesmen or people visiting the park in a business capacity access to the park except with our prior consent.
- 6.4 It is your responsibility to ensure that your visitors and occupiers of your caravan adhere to the park rules.

7. Ejection on grounds of behaviour

- 7.1 In the event of persistent or serious misconduct by you, a member of your family, your occupiers, visitors or guests, we will follow any relevant notice procedures in the Licence Agreement. We do not have to follow any formal procedure to eject other visitors.

8. Condition of the Caravan

- 8.1 The colour of the exterior of the caravan must not be changed without our prior consent in writing.
- 8.2 The caravan must be maintained in a state capable of movement but may not be moved off the pitch without our prior consent in writing.
- 8.3 Nothing may be displayed in the windows or on the exterior of the caravan except its number or nameplate of a reasonable size.

9. Building and ground works

- 9.1 Sheds, lean-tos and similar structures are not permitted on the park. Storage Boxes are allowed, the size and suggested location of which must be agreed by the park management beforehand.
- 9.2 We do not permit external structures to be added to the caravan such as porches, walkways and carports.
- 9.3 Construction of any form of skirting on your caravan is not permitted unless prior, written permission had been gained from the park owners.
- 9.4 If you wish to add any external structure to the caravan such as a fence, veranda or balcony you must first produce plans of what is proposed and obtain our written consent to do the work. Planning permission may be needed, and we may attach reasonable conditions such as requiring an inspection at intervals during the course of construction.
- 9.5 You must not install slabs or paving without first obtaining written permission from us.
- 9.6 You are responsible for the cleanliness of the caravan pitch.
- 9.7 You are responsible for keeping the area around the caravan clean and tidy.
- 9.8 TV aerials or satellite dishes are only permitted with our express written consent unless installed by a park approved contractor.
- 9.9 If external contractors are to be employed to carry out work to the caravan, you must give us written notice at least seven days before the contractors start work (or in the case of emergency as much notice as possible) and ensure all contractors 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.

10. End of Season

- 10.1 While the park is open throughout the year, it is your responsibility to ensure that the caravan is prepared for the winter months and drained down if you don't plan to use it over winter or it is not to be used for a period of time. The park offers a drain down service, alternatively, you can make your own arrangements. We recommend that you check the terms of your caravan insurance should you not use the park service.
- 10.2 It is recommended that all gas, electricity, and water connections are switched off when the caravan is not in use over winter. In the case of centrally heated caravans, you may wish to leave the heating on low or at least on a frost setting over the winter months to help prevent the pipes freezing. Please check your insurance terms and appliance manufacturers manual.
- 10.3 During the winter months, when the caravan is not occupied, we recommend that the curtains of your caravan are drawn back, and all items of value removed.
- 10.4 You are solely responsible for securing the caravan and must ensure that the caravan and its contents are adequately insured throughout the year against all usual risks including flood, storm and tempest. All outdoor furniture and other items kept outside should be stored away safely when the caravan isn't occupied.

11. Utilities installations

- 10.5 All gas, electricity and water connections must be switched off when the caravan is not occupied. In the case of centrally heated caravans, you may wish to leave the heating on low or at least on a frost setting over the winter months to help prevent the pipes freezing. Please check your insurance terms and appliance manufacturers manual.
- 11.1 If you experience any problem with the park's electrical, gas or water system please contact us. You must not attempt to work on the park's electrical, gas or water system yourself.

12. Drainage system

- 12.1 You must not introduce any foreign items into the drainage system including cleaning cloths, babies' nappies, sanitary towels, condoms, cooking fat, engine oil, grease, or paint.

13. Tents

- 13.1 No tent is permitted on your pitch or the park.

14. **Enclosure of pitches**

14.1 We do not permit the erection of fences or any means of enclosure of a caravan pitch.

15. **Trees and shrubs**

15.1 You must not cut any trees or hedges at the park. If you find any tree or hedge a nuisance or unsatisfactory, please take the matter up with us.

15.2 You must not, without our prior written consent, plant any tree or shrub.

16. **Digging**

16.1 You must not dig any hole in the ground at the park.

17. **Washing**

17.1 Washing lines may be of the rotary type or the windowsill type only and must be removed and stored out of sight immediately after each use.

17.2 Rotary washing lines must be sited in a position approved by us because of the risk of damage to mowing equipment and must not cause a nuisance or inconvenience to others.

18. **Refuse**

18.1 Refuse must not be left or deposited outside your caravan. Please use the refuse bins provided.

18.2 Do not dispose of garden waste, bikes, metal items, mattresses, white goods, electronics, furniture, or large toys in the park bin bays.

18.3 Dry Mixed Recycling points and Glass Bins are available on the park, and you should use these facilities where appropriate.

19. **Vehicles, driving and parking**

19.1 **Vehicles**

19.1.1 No vehicle except a private car is permitted onto the park; motorhomes, lorries, vans, and commercial vehicles of any sort are permitted only by prior arrangement. Smaller commercial vehicles up to 3.5Tonnes are permitted if only being used as a means of transport to and from your caravan and are not being used in a business capacity whilst on the park.

19.1.2 Only vehicles taxed and insured for use on a public road may be kept at the park and we reserve the right to remove any vehicle which appears to be abandoned.

19.1.3 All drivers of vehicles on the park must hold a current driving licence for the category of vehicle driven.

19.1.4 All accessories and items towed by vehicles (such as towed boats and jet skis) must be insured as for use on the public road.

19.1.5 Motor vehicle repairs must not be carried out at the park, but a recognised breakdown service may attend in the event of a breakdown. Permission must be sought from the park management for smaller repairs such as changing a tyre or a flat battery. This must be carried out within the confines of your pitch whilst not causing an obstruction or disturbance to others.

19.1.6 Quad bikes, trials bikes and scooters are not permitted on the park.

19.1.7 Washing cars with a hosepipe is not permitted.

19.2 **Driving**

19.2.1 We permit cars onto the park for the purposes of access to the caravan only. Accordingly, save to the extent that you may need to do so because of a disability, you must not drive cars around the park. We may ask for reasonable evidence of any disability relevant to this rule.

19.2.2 Speed must be kept to an absolute minimum and pedestrians and cyclists must be given priority. Speed restrictions must also be observed by cyclists.

19.2.3 Driving on the park is restricted to the park roads.

19.2.4 You must adhere strictly to all speed limits at the park.

19.2.5 You are not permitted to give anyone driving lessons at the park and we do not permit learner drivers to drive on the park.

19.3 **Parking**

19.3.1 You may park up to two cars at the caravan in the permitted parking areas.

19.3.2 Parking on the grass and roadsides is not permitted. Where there is no driveway, parking is permitted on the grass next to your own caravan during dry conditions only. Vehicles must not be parked on the grass in wet conditions.

20. **Behaviour**

- 20.1 Please act in a courteous and considerate manner towards anyone visiting, using, or working on the caravan or the park including us, our staff, other customers of ours and users of other caravans and accommodation at the park.
- 20.2 Please supervise children, including visiting children, properly so that they are not a nuisance or danger to themselves or others.
- 20.3 Please observe and take all reasonable steps to ensure that all people who use or visit the caravan (including in each case children in their party) adopt the following standards of behaviour. You must not:
 - 20.3.1 Commit any criminal offence at the park or use the caravan in connection with any criminal activity
 - 20.3.2 Commit any acts of vandalism or nuisance
 - 20.3.3 Use fireworks, Chinese lanterns or similar
 - 20.3.4 Keep or carry any firearm or any other weapon at the park
 - 20.3.5 Use any unlawful drugs
 - 20.3.6 Carry on any trade or business at the park
 - 20.3.7 Permit anyone who is to your knowledge on the Violent and Sex Offenders Register to use or visit the caravan.
- 20.4 Please respect the privacy of other caravan owners and keep noise at a minimum between the hours of 10pm and midnight with absolute quiet between midnight and 8am.
- 20.5 You must keep away from any vacant pitches.
- 20.6 Barbeques must finish by 10pm.
- 20.7 Alcoholic drinks may be consumed only in the immediate vicinity of your caravan. You are responsible for any visitors, whether they be other caravan owners or visitors to the park, who may consume alcohol whilst in the vicinity of your caravan.
- 20.8 Fire hoses may not be used for any improper purpose such as washing cars or boats.

21. **Children**

- 21.1 Children are the responsibility of their parents or guardians at all times.
- 21.2 Children are to be supervised at all times so that they are not a nuisance or danger to themselves or others.
- 21.3 Children may not ride bicycles, scooters (or similar) so as to cause a nuisance or undue noise.

22. **Pets**

- 22.1 The following pets and animals are permitted on the park:
 - 22.1.1 Not more than 3 dog(s) (other than any of the breeds subject to the Dangerous Dogs Act 1991). Owners with more than 3 dogs must seek written permission from the park owners.
 - 22.1.2 Not more than 2 domestic cat (s).
 - 22.1.3 Dogs must be kept on a short lead at all times on the park and you must clean up if the animal defecates on the park.
- 22.2 Dogs must be kept on a leash and not be allowed to wander the park. This applies the entire park including the rear fields and other open areas.
- 22.3 Your Licence Agreement contains undertakings not to cause any nuisance, undue noise or disturbance. These extend to the behaviour of pets and animals.

23. **Recreation**

- 23.1.1 Games may be played within the vicinity of your pitch; ball games are permitted only in the areas set aside for recreation.
- 23.1.2 Small children's kites are allowed on park but must not be flown in the vicinity of caravans or overhead lines on the park. Children must be supervised by a responsible adult at all times. Larger stunt kites are not permitted.
- 23.1.3 To respect the privacy and safety of others on park, drones, powered model aircrafts or any other powered flying object are not permitted without the express written permission from the park owners.
- 23.1.4 You may not use skateboards, roller-skates, rollerblades or micro scooters at the park so as to cause a nuisance or undue noise.
- 23.2 All children's play areas must be vacated by 9pm.

24. **Mail**

- 24.1 The park address must not be used for postal deliveries.

25. Fire Precautions

- 25.1 Your caravan must be equipped with adequate fire-fighting equipment. As a minimum this should be a 2kg dry powder type fire extinguisher, smoke detector and fire blanket. All equipment must be maintained in a good condition and in full working order.
- 25.2 It is your responsibility to ensure that all occupants of your caravan are familiar with the location of the Fire Points and the contents of the Fire Notices displayed at each point.
- 25.3 No fuels or combustible materials other than LPG containers may be stored on the park.

26. Smoking in Holiday Accommodation

- 26.1 The law in Wales now states that all types of self-contained accommodation, including holiday caravans which are let, are required to be smoke free at all times. It is an offence to smoke in smoke-free holiday accommodation.
- 26.2 Privately owned caravans do not need to be smoke free if used exclusively by the caravan owner, however, if the holiday accommodation is rented out, then it is required by law to be smoke free.

Guidance

The Guidance below does not contain any new licence conditions or park rules. We use it to highlight some practical points about spending time on our park and to remind you of some of the important conditions and rules in a less formal way.

1. Clause 4 of the Licence Agreement requires you to insure the Caravan and its contents. Please remember that you must keep this insurance in place during the closed season as well.
2. Clause 1 of the Park Rules requires you to comply with the Site Licence. A copy of the current site licence is always available in the park office. Please note that the Site Licence may be updated from time to time.
3. Clause 9 of the Park Rules says that you need our permission for any building works. Please note the following:
 1. If you wish to add any external structure to the Caravan such as a fence, veranda, balcony or storage units we ask that you send us plans of what is proposed. If we give our permission, it will remain your responsibility to ensure that the work would not breach any term of the site licence and that your unit will still be a caravan in the eyes of the law and in particular be physically capable of being moved by road from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer). Planning permission may be needed, and we may attach reasonable conditions such as requiring an inspection at intervals during the course of construction. We will not withhold consent unreasonably.
 2. Slabs and paving count as building works and so require our prior written permission.
 3. Satellite dishes count as TV aerials and are a potential nuisance to your neighbours. They also require our prior written permission. If we grant permission, we will expect installation on your Caravan rather than on the ground.
4. Clause 9.9 of the Park Rules requires you to give us written notice of any work to be carried out by external contractors.
5. Clause 5 of the Licence Agreement and clause 20 of the Park Rules, sets out our Behaviour Standards and they are important. You are responsible for your behaviour and that of your family, visitors, contractors and pets/animals whilst on the park. We recommend that you supervise your children at all times.