

## Park Rules & Regulations 2019



Please read these rules and regulations and keep them in a safe place and remember to show them to all visitors to your caravan lodge. Whilst every reasonable effort has been made to identify and minimise any risk to visitors to Barnsoul Caravan Park of injury to themselves or damage to their property, all visitors should be aware of maintaining both their own health and safety in and around the park and that of others. Please report any breaches of these rules to the office. Where the word caravan is used this applies to Timber Lodges/Twin Units also. Please note these rules and regulations form part of your Licence to Occupy your pitch and continued breach of these rules could result in you losing the right to stay on Barnsoul.

### **Health & Safety**

- The speed limit on Barnsoul is **10** miles per hour and should not be exceeded at any time. Any customer who persistently breaks this speed limit will be asked to leave the park.
  - You should use the park safely and should not cause danger to others. Please obey the health and safety notices displayed on the park and act on the reasonable instructions of park staff in matters of health and safety.
  - Please remember that all the 'rules of the road' apply equally at Barnsoul, especially in relation to children in vehicles. Eligible drivers only should drive motor vehicles on the park and all vehicles must be fully taxed, MOT'd and insured. You are not permitted to give anyone driving lessons at the park and we do not permit learner drivers to drive on the park.
  - Cars on the park are permitted for the purposes of access to the caravan holiday home only and they must stick to the roads.
  - 'Joy riding' of motor bikes, quad bikes or cars is strictly prohibited.
  - Bicycles should be ridden with care.
  - 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.
  - All holiday homes require an annual gas safety inspection which must be done by a Gas Safe Registered engineer. A copy of the Gas Safety Certificate must be submitted to the office on an annual basis.
  - Dogs are welcomed but must be kept on a lead on the Park at all times, unless in the enclosed dog run. Owners must clear up any mess made by their dog(s). Owners of dogs that are consistently left off leads are aggressive or who constantly bark, will be asked to remove them from the park.
  - Other pets are allowed but must not become a nuisance to other pitch holders.
  - To comply with Park Safety Regulations, gorse/bracken must be cleared and grass kept short within a space of 3 metres from your holiday home.
  - Grass will be cut on a chargeable basis if considered to be untidy.
  - No clearing or grass cutting should advance beyond 3metres from the edges of your holiday home.
  - No flammable items are to be stored underneath the holiday home at any time. No fuels or combustible materials other than LPG containers may be stored on the park.
  - A maximum of 2 gas bottles is allowed at each holiday home (4 per lodge/twin unit). They must be on a solid base and not chained/padlocked, either together or to any part of the holiday home or ancillary structures, at any time. Chains will be cut and removed from any fastened cylinders.
  - You must ensure all gas, electricity and water connections are switched off throughout the closed season.
  - Out with your season you are not permitted to enter the park or visit your holiday home. If you are required to collect something from your holiday home for emergency reasons, you must first contact the office.
  - It is your responsibility to drain down and prepare your Holiday Home for the closed season.
  - You are solely responsible for securing your holiday home and ensuring its contents are adequately insured through the closed season against all usual risks including flood, storm and tempest.
  - If you experience any problem with the park's electrical, gas or water system, you should contact us. You must not attempt to work on any part of the park's electrical, gas or water system yourself; this includes any installations on the pitch.
  - Your holiday home must be equipped with the adequate fire fighting equipment. As a minimum this should be a 1kg dry powder type fire extinguisher, smoke detector and fire blanket. All equipment must be maintained in a good condition and in full working order.
  - You must not use any Chinese lanterns, fireworks or similar.
  - Barnsoul fishing pond is very deep. Lifebelts are placed around the pond however there are no barriers and at no time should children be left unattended near the pond. No person should enter the pond at any time whatsoever.
- ### **Insurance**
- All holiday homes must be adequately insured to cover the owner in the event of loss or damage and also third party liability and pitch debris clearance. Details of a Group Scheme are available from Reception.
  - Anybody who is not insured with the Group Scheme must provide evidence of their insurance policy annually to the park reception.
  - Any holiday home irreparably damaged will be disposed of by the Management and the owners charged for any costs incurred.
- ### **Pitches**
- The pitch number must be clearly displayed on the holiday home at all times.

- Only two cars can be parked at any pitch, at any time. All other cars whether they belong to the pitch holder or a visitor are required to be parked in the car park. You must not park on any roadsides.
  - No commercial vehicles or touring caravans/motorhomes can be parked at any pitch.
  - One shed of wooden construction and standard dimensions 6ft x 4ft is allowed per pitch and this must be well anchored and placed as close as possible to the holiday home without preventing emergency exit from any recognised fire escapes in the holiday home. The Management will request a pitch owner remove from the park any shed that does not comply with the required standard.
  - One additional storage container, of standard construction, (e.g. UPVC "Keter" store, 4.9ft by 2.8ft) can be erected at your pitch, separate permission should be sought for this in advance and additional ground rent will be charged for this.
  - Pitches must be kept clean and tidy with all refuse put in the bins provided.
  - To avoid erosion, pits or turf must not be cut anywhere on the park.
  - No fences or any other means of enclosure of any style are to be erected and no planting of any kind is permitted at pitches or anywhere else on the park.
  - Written permission from the management is required before the construction/erection or painting of any decks, skirting, sheds, walkways or steps, TV or Satellite aerials or dishes or any other item not connected to the holiday home.
  - Pitches can either have a deck 2metres in depth with a 1metre wide walkway or a patio max 2.5metre square feet starting from the edge of the holiday home.
  - Washing lines are permitted as long as they are temporary and removed after each use. Whirly gig style washing lines are not permitted.
- Holiday Homes**
- Your holiday home may not be used as your main residence and on reasonable notice from us, we may ask you to provide proof of your main residential address and evidence of your living there.
  - You are solely responsible for securing the Holiday Home.
  - You must not change the colour of the exterior of the Holiday Home without our prior consent in writing.
  - Nothing may be displayed in the windows or on the exterior of your holiday home except its number or nameplate of a reasonable size.
  - Holiday homes must be maintained to a high degree of cleanliness and repair. The management can insist a pitch owner repairs or washes their holiday home.
  - Any remedial work must be carried out within two months of being notified and will be carried out by the Park on a chargeable basis if this is not done.
  - No holiday home already on the park can be re sited if over ten years of age.
  - All sales must be conducted in accordance with the terms and conditions set out in your Licence Agreement.
  - Sub-letting of holiday homes is strictly prohibited.
- Visitor Licences must be obtained for anybody using your holiday home when you are not present. Immediate Family members will not be charged for this. Visitors must be made aware of, and adhere to the Park Rules.
  - To avoid light pollution, all external lights should be solar powered only and removed when you are not in occupation at your holiday home. Lights left at unoccupied holiday homes will be removed.
- Behaviour**
- We are entitled to eject anyone from the park who persistently acts in a manner likely to upset or annoy any other users of the park or our staff or who is guilty of a criminal offence.
  - Please act in a courteous and considerate manner towards anyone visiting, using or working on your holiday home or the park, including us.
  - Children are the responsibility of their parents or guardians and must always be supervised, including visiting children so that they are not a nuisance or danger to themselves or others.
- General**
- Rowdy, noisy, threatening or offensive behaviour towards staff, or any visitor to the Park will not be tolerated and any person who acts in this way will be asked to leave the Park immediately.
  - Please respect your neighbours and restrict noise to a minimum between the hours of 10pm and 8am.
  - Radios, sound systems and TV's are not permitted outside holiday homes.
  - No business, trade, agency or service may be carried out on site.
  - 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. Pitch holders blocking the drains with non-disposable items are liable to be charged for clearing them.
  - If external contractors are to be employed to carry out work to your holiday home, in order to maintain a safe environment, you must give us written notice at least seven days before (or in the case of an emergency as much notice as possible) providing evidence to us that they are fully insured and competent. Any contractor who does not have the necessary insurance or qualifications will be asked to leave the park.
  - Only domestic refuse can be disposed of in the wheeled bins, all other refuse must be taken off park by the owner and disposed of elsewhere, this includes; bicycles, white goods, electrical goods, etc.
  - Customers must stick to the established paths and not create new walkways/paths.
  - Motor vehicle repairs must not be carried out on the park but a recognised breakdown service may attend in the event of a breakdown.
  - You are not permitted to wash any vehicle on the park.
  - You may not use the park address for postal deliveries