

RULES FOR BLUEWATER HOLDIAY PARK

The following rules are intended for the good management of the park and the benefit of occupiers. They form part of the licence agreement to occupy the pitch.

1. Holiday homes including decking and timber cladding, must be kept in a sound and clean condition.
2. The exterior of the caravan holiday home must not be painted or changed in anyway.
3. The caravan holiday home must be maintained in a state capable of movement but may not be moved off the pitch without our prior consent in writing.
4. Nothing may displayed in the windows or on the exterior of the caravan holiday home except its number or a nameplate of a reasonable size.
5. The construction of a raised decking area (where applicable) is only permitted when constructed in a design and material approved by the park owner. Decking can only be stained with **Cuprinol natural pine decking oil**. No other oil stains or change of colour is permitted whatsoever.
6. Sheds, lean-tos and similar structures are not permitted on the park.
7. We do not permit external structures to be added to caravan holiday homes such as porches, walkways and carports.
8. We do not permit the erection of fences or any means of enclosure of a caravan holiday home pitch.
9. No tent is permitted on the park
10. You must not dig any hole in the ground at the park.
11. 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.
12. All holiday homes must be insured and the park owner must be provided with a copy of the insurance certificate.
13. Pitch numbers must remain visible.
14. Nothing is to be stored outside the unit without permission from the park owner.
15. You must not install slabs or paving without first obtaining permission from us.

16. You are responsible for keeping the area around the caravan holiday home clean and tidy.
17. TV aerials or satellite dishes are only permitted with our express written consent.
18. 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 case of emergency as much as 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.
19. Only the Owner or his official representative may touch the Park electrical gas, water and drainage installations. The Owner is responsible for the electrical installation as far as the individual meter, the water supply as far as the individual stopcock and the sewerage/waste drains as far as ground level; after which, in all three cases, it is the Occupier's responsibility to maintain in good order and rectify any damage.
20. 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.
21. You must not introduce any foreign items into the drainage system including cleaning cloths, babies nappies, sanitary towels, cooking fat, engine oil, grease or paint.
22. Gas and electrical, installations and appliances in your caravan holiday home should be regularly serviced and/or checked annually.
23. You should use the park safely and should not cause danger to others.
24. No open fires may be lit by residents on the park.
25. Barbecues must finish by 11pm
26. Alcoholic drinks may be consumed only in the immediate vicinity of your caravan holiday home.
27. Your caravan holiday home 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.
28. We do not permit traders or salesman access to the park except with our prior consent.
29. It is your responsibility to ensure that your visitors and occupiers of your caravan holiday home adhere to the park rules.
30. It is your responsibility to ensure that your visitors and occupier of your caravan holiday home adhere to the park rules.
31. Please respect the privacy of other caravan holiday home owners and keep noise to a minimum between the hours of 11pm and 7am with absolute quiet between 12 midnight and 8am

32. We are entitled to eject anyone from the park who persistently acts in a manner likely to upset or annoy other users of the park or our staff or who is guilty of a criminal offence.

33. Please act in a courteous and considerate manner towards anyone visiting, using or working on the caravan holiday home or the park including us, our staff other customers of ours and users of other caravan holiday homes and accommodation at the park.

34. Please supervise children, including visiting children properly so that they are not a nuisance or danger to themselves or others.

35. Children are the responsibility of their parents or guardians at all times.

36. Children may not ride bicycles so as to cause a nuisance or undue noise.

37. No games may be played in the vicinity of caravan holiday homes; ball and other games are permitted only in the areas set aside for recreation.

38. No skateboards, roller-skates, rollerblades or micro scooters may be used at the park.

39. Please observe, and take all reasonable steps to ensure that all people who use or visit the caravan holiday home (including in each case children in their party) adopt the following standards of behaviour. You must not:

40. Commit any criminal offence at the park or use the caravan holiday home in connection with any criminal activity.

41. Use fireworks.

42. Keep or carry any firearm or any other weapon at the park.

43. Carry on any trade or business at the park

44. Dogs must be kept on a leash and not be allowed to wander the park.

45. Dogs are permitted and individual consent must be sought before any dog is brought to the park. The permission for a dog may be withdrawn if the animal is a nuisance.

46. Washing must be reasonably screened and must not be an eye sore.

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

48. Refuse must not be left or deposited outside your caravan holiday home. Please use the refuse bins provided. Large items example; cardboard boxes, furniture must be removed from the park by the occupier.

49. We permit cars onto the park for the purpose of access to the caravan holiday home only and they must not be used to drive around the park.

50. Speed must be kept to an absolute minimum and pedestrians and cyclists must be given priority.
51. 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.
52. Quad bikes, trails bikes and scooters are not permitted on the park.
53. Unlicensed motorised vehicles of any kind are not permitted.
54. Not more than one car may be parked at the caravan holiday home.
55. Driving on the park is restricted to the park roads.
56. Motor vehicle repairs must not be carried out at the park but a recognised breakdown service may attend in the event of a breakdown
57. Other vehicles taxed and insured for use on a public road may be kept at the park and we will remove any disused or broken down vehicles.
58. All drives on the park must hold current driving licence for the category of vehicle driven.
59. You are not permitted to give anyone driving lessons at the park and we do not permit learner drivers to drive on the park.
60. All accessories and items towed by vehicles (such as towed boats and jets skis) must be insured as for use on the public road and only permitted by prior arrangement.
61. Alarms must be silent, monitored type and audible alarms are not permitted.
62. Your caravan holiday homes must be equipped with adequate fire fighting equipment. As a minimum this should be 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.
63. It is your responsibility to ensure that all occupants of your caravan holiday home are familiar with the location of the Fire Points and the contents of the Fire Notices displayed at each point.
64. No fuels or combustible materials other than LPG containers may be stored on the park.
65. Bluewater Holiday Homes has consent as a holiday park. Each holiday owner must, therefore, have a permanent residence. Holiday homes must not be used as an occupiers only or main residence. The permanent residence address must be provided to enable a register to be maintained.
66. The holiday home shall not be occupied by any person except for holiday purposes. Such occupation shall not exceed 26 weeks in duration in each 52 weeks period by any individual occupant, group of individuals or family.
67. Following receipt of a written request by the Council the owner shall within 28 days produce a written statement of the names and addresses of all persons staying in the holiday homes and the

duration of their stay for whatever period the Council may be reasonably require in order to establish whether the planning permission has been complied with.

68. All occupiers and visitors are required to comply with Park rules, planning consent, site licence and all other statutory requirements.

The management reserves the right to change, alter, amend or add to these rules.

SIGNED

SIGNED.....

PRINT NAME/S.....

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DATE

RULES FOR BLUEWATER HOLIDAY HOMES