

## **Park Rules for Bermananda Caravan Park**

These rules are incorporated into your agreement. Any breach of the rules is therefore a breach of your agreement.

- 1. Mobile Homes**
  - 1.1 Only mobile homes of proprietary manufacture are accepted and they must at all times conform to the definition of mobile home or caravan under the Caravan Sites and Control of Development Act 1960 (as amended) and the Mobile Homes Act 1983**
  - 1.2 Where originally manufactured according to the British Standard (specification for Mobile Homes) homes must be kept and maintained in order to continue to comply. Wheels must not be removed**
  - 1.3 Occupiers are cautioned against alterations to their homes which may inadvertently put them in breach of 1.1 and 1.2**
  - 1.4 Any alteration to the home or extension to it (including the addition or replacement of a porch) is prohibited except with the prior approval in writing of the owner who will be entitled to inspect plans and drawings prior to deciding whether to give permission. Occupiers are reminded that most extensions will require planning permission. The granting of this permission does not bind the owner to grant approval**
  - 1.5 The electricity, water supply and drainage of the owner occupied homes are the sole responsibility of said owner-occupier after the initial installation. All work carried out to be undertaken by relevantly qualified engineers**
  
- 2 The Pitch**
  - 2.1.1 Pitches must be kept clean and tidy and must not become overgrown with weeds. Rubbish and building materials must not be allowed to accumulate and the area under the home must be kept free of obstruction**
  - 2.1.2 The erection of fences on the pitch is prohibited except with prior written approval of the owner, this includes the replacement of existing fences. Where permitted, fences must be maintained to a good standard**
  - 2.1.3 The erection or replacement of storage sheds, fuel bunkers and other structures is prohibited without the written consent of the owner and must meet the requirements of the fire officer**
  - 2.1.4 Trees and shrubs must only be planted with the approval of the owner as these can affect services. Trees must not be cut or lopped without the site owner's approval. Gardens must be left intact upon vacation of the pitch**
  - 2.1.5 Waste must be kept in wheelie bins provided, these must not be overfilled**

- 2.1.6 The construction or installation of a pond is prohibited without written consent from the site owner**
- 2.1.7 Approval is needed from the site owner concerning the positioning of washing lines. This also concerns the driving of stakes into the ground**
- 2.1.8 No more than two gas bottles (empty or full) to be stored outside the van at anytime**

### **3. Vehicles**

- 3.1 Not more than one car per mobile home is permitted. These are to be parked where authorised by the site owner**
- 3.2 All vehicles must be road legal and in working order**
- 3.3 Only privately owned, not commercial vehicles to be brought onto the site without written permission from the site owner**
- 3.4 The repair, maintenance or restoring of vehicles is prohibited as this can be unsightly and noisy**
- 3.5 Drivers must hold a licence as if the park were a public highway. A strict adherence of the sites one way system and 5mph speed limit must be observed at all times**
- 3.6 Touring caravans and boats may not be stored on occupied pitches. Storage for these can be provided elsewhere on site with the site owner's permission**

### **4. Animals**

**The keeping of any animal of whatever nature is at the absolute discretion of the site owner whose consent must be given before the animal is brought onto the site. Where circumstances justify it, permission can be revoked at any time. Where pets are allowed:-**

- 4.1 they must be kept under proper control so as not to be a nuisance to other occupiers**
- 4.2 they must not foul the park**
- 4.3 they must not be shut up in the home for long periods of time, or left in the garden**
- 4.4 they must be exercised on a short lead only**

### **5. Miscellaneous**

- 5.1 Occupiers are reminded that they are responsible for their guests and must ensure that they comply with park rules**
- 5.2 Litter must not be dropped**
- 5.3 It is forbidden to carry offensive weapons**
- 5.4 The flora and fauna of the park must not be interfered with**
- 5.5 Access to vacant pitches is not allowed**
- 5.6 No commercial enterprise or activity is permitted from the mobile home or the site without the express permission from the site owner**
- 5.7 Musical instruments, stereos, televisions or other similar appliances must not be used in such a way as to cause a**

nuisance to other tenants. This is to be particularly adhered to between the hours of 10pm and 8am

- 5.8 Fire fighting and other safety equipment must not be interfered with or used except in cases of emergency**
- 5.9 Each mobile home must be fitted with a smoke alarm which must be maintained and in sound working order at all times**
- 5.10 Each home shall keep a dry powder extinguisher of not less than one kilogram capacity. Other types of extinguisher are unsuitable in a confined space**
- 5.11 The mobile homes are to be occupied by the occupier only. Any other tenants to be at the agreement of the site owner and must not exceed the maximum number of berths in the van**
- 5.12 No substance liable to cause blockage ie cooking oil is to be put down the drain, toilet or sink**
- 5.13 Rent is to be paid in advance**
- 5.14 Mobile homes must not be used as a postal address only**
- 5.15 Mobile homes and other vehicles must be washed using a bucket or similar receptacle, not hoses**
- 5.16 All mobile homes are to be insured with a reputable insurer at all times against fire, lightning, explosion, flood, theft, collision and other usual risks including cover against liability to the public or third parties and the policy must be able to be produced upon site owners request**