

**THE PARK TERMS & REGULATIONS FOR TOURING PITCHES (revised March 2017)** (Page One of Two)

**THIS IS A LEGAL DOCUMENT, PLEASE READ CAREFULLY AND ASK IF YOU ARE NOT CLEAR ABOUT ANY OF ITS DETAIL. WHEN YOU PAY THE PITCH FEE YOU ARE AGREEING TO ABIDE BY THE TERMS AND TO THE REGULATIONS LISTED BELOW.**

Your Caravan - a Touring caravan owned by you

The Site - meaning Seagull Tourist Park, sometimes called The Park

The Tenant - is the owner of the touring caravan and responsible for the annual pitch fee

The Annual Pitch Fee - once paid, serves as an agreement; binding the caravan owner to agreeing to abide by the site terms & regulations seen below

The Pitch - is the designated place for your holiday touring caravan

The Site Terms & Regulations - form an agreement between the site owner and the pitch tenant. The owner reserves the right to amend and or add to the terms & regulations. The owner will inform the tenants of changes by posting a notice in the office, and/or informing by written notice, usually in a Newsletter

The Park Managers - represent the park owner and work under her instruction

**Section One – FEES**

- 1. THE PARK IS OPEN FOR TOURING CARAVANS FROM 1<sup>ST</sup> APRIL OR GOOD FRIDAY TO 30<sup>TH</sup> SEPTEMBER.** No tenant may stop overnight outside those dates. **NO REFUNDS OR CONCESSIONS** to those leaving or joining the park at any time.
- 2. ALL FEES ARE DUE BEFORE 1<sup>ST</sup> APRIL.** ANNUALLY. FEES ARE SUBJECT TO CHANGE. **Interest** will be levied on overdue accounts at current rates. Persistent late payers will be asked to vacate their pitch.
- 3. NEW TENANTS PAY A ONE-OFF “NEW ON SITE” NON-REFUNDABLE JOINING FEE** in addition to the Annual Pitch Fee.
- 4. ALL TENANTS MUST PAY AN ANNUAL SERVICE CHARGE FOR THE WHOLE SITE** separate to the Pitch Fees.
- 5. FAILURE TO PAY THE DUE FEES ON THE DUE DATE WILL RESULT IN A NOTIFICATION TO VACATE YOUR PITCH.** The appropriate charges will be made pro-rata for each day the caravan occupies the pitch.

**Section Two – GENERAL SITE RULES**

- 6. THE PROPRIETOR AND MANAGEMENT WILL NOT BE LIABLE FOR LOSSES OR DAMAGES TO CARAVANS, PERSONS OR PROPERTY.** Caravans must be adequately insured to include **THIRD PARTY COVER.** **TENANTS MUST SIGN THE STORAGE AGREEMENT DOCUMENT.**
- 7. ALL CARAVANS AND STRUCTURES MUST BE STAKED TO THE GROUND.**
- 8. NO SUB-LETTING ALLOWED.** Letting caravans require by law: approved fire resistant upholstery, fire notices blankets/extinguishers and gas/electric inspection certificates, safety checks and insurance cover. You could face prosecution for not adhering to the law, should personal injury or damage occur to yours or your neighbours' property.
- 9. “LIVING IN” IS NOT ALLOWED.** ie anyone going to work daily from their holiday caravan: anyone stopping overnight for more than 4 consecutive weeks. Fees and Insurance are different for that requirement. The management reserves the right to decide if a tenant is perceived to be “living in”.
- 10. NO CARAVAN, TENT/ AWNING/PORCH/STORAGE BOXES etc TO BE PITCHED WITHOUT PRIOR PERMISSION FROM THE MANAGER..**  
Current fire and safety conditions must be adhered to with the appropriate minimum distance between neighbouring pitches
- 11. TO REPLACE YOUR TOURING CARAVAN.** Any changes to your caravan must be approved by the manager or you may be asked to vacate your pitch
- 12. AS A TENANT, YOU MAY NOT TRANSFER THE OWNERSHIP OF YOUR CARAVAN TO YOUR ALLOCATED PITCH; EITHER TO MEMBERS OF YOUR FAMILY OR ANYONE ELSE.** If you wish to sell your caravan, you cannot offer it with a pitch. New tenants have to follow the parks procedures and apply for a pitch.
- 13. ALL TENANTS MUST KEEP THEIR CARAVAN AND PITCH IN A WELL-MAINTAINED AND CLEAN AND TIDY MANNER.** Tenants may be asked to renew their caravan or vacate their pitch at the owners discretion.
- 14. GRASS CUTTING.** The areas around your caravan must be free of obstacles so that grass cutting is not restricted..
- 15. PARKING -** Your allocated pitch has room for one car. In the interests of safety. The park will offer limited parking elsewhere on site. Ask the managers where you may park.
- 16. There is a 10 PM CURFEW which continues until 08.00 am.** ALL TENANTS to be quiet and cease outside socialising.

17. **DOGS** – As from April 2014. A restricted policy on **DOGS** permitted on the park has changed. The exception being that **dogs that have been photographed and approved by the manager to be suitable, will be allowed on site for a FEE for each dog. No visitor s dogs allowed. All dogs to BE KEPT ON A LEAD AT ALL TIMES. POOP-SCOOPS USED SO THE PARK IS NOT FOULED. OFFENDERS WILL BE ASKED TO VACATE THEIR PITCH.**
18. **NO BALL GAMES** (except for soft ball) AROUND THE PARK AND BUILDINGS.
19. **DRAINS** - TAKE CARE NOT TO BLOCK DRAINS WITH **anything**. Do Not Flush :-**CLEANING WIPES**, DISPOSABLE NAPPIES,WET WIPES, PEELINGS, FAT, PLASTICS, SPOONS, TEA BAGS NEWSPAPER,HAIR. PET HAIR,SAND, ETC. ETC.
20. **WATER** – Stand pipes are located around the park. No hoses are to be connected to these pipes to prevent backwash contamination.
21. **RUBBISH** – Prohibited items include *BATTERIES*, MATRESSES, PAINTS,*BIKES & TYRES*, ELECTRICAL ITEMS,*GARDEN & OTHER FURNITURE*, BarBQs,*AWNINGS*,WINDBREAKS.*GRASS CUTTINGS*,TOXIC RUBBISH etc. Speak to the managers for updated information on the park’s recycling programme. You pay for costly waste removal. **PLEASE RECYCLE**

**Section Three – FOR YOUR SAFETY**

22. **SPEED RESTRICTION 5 mph** over the whole park. **Penalty a £50 Fine.**
23. **THE ELECTRICITY SUPPLY TO EACH PITCH IS LIMITED. DO NOT TAMPER WITH THE SUPPLY boxes.** Use the correct outdoor plug-in connectors. PAT TESTING is recommended.
24. **USE QUALIFIED & INSURED ENGINEERS ONLY FOR ALL ELECTRICAL/GAS MAINTENANCE** to your caravan.
25. **YOU MUST ADHERE TO THE CURRENT FIRE, GAS, ELECTRICITY AND HEALTH AND SAFETY REGULATIONS.** Gas & electric tests are recommended for your caravan.
26. **FIRE FIGHTING APPERATUS IS POSITIONED AROUND THE PARK ACCORDING TO FIRE SAFETY REGULATIONS. PLEASE MAKE YOURSELVES AND YOUR GUESTS FAMILIAR WITH THE LOCATION OF THE FIRE POINTS.** For your safety, you are asked to report any damage or vandalism to the fire equipment. **No open fires allowed.**
27. **ALL VISITORS TO YOUR CARAVAN MUST REPORT TO THE MANAGERS ON ARRIVAL FOR FIRE AND SAFETY REASONS.** It is in your interest that we know who is in your caravan. **VISITORS DOGS ARE NOT ALLOWED ON SITE.**
28. **YOU ARE RESPONSIBLE TO TELL YOUR VISITORS OF THE SITE REGULATIONS.** Keep a copy in your caravan. There is a copy posted in the office.
29. **THE SITE IS REGULATED PRIMARILY BY THE RECOMMENDATIONS OF THE CARAVAN PARK INSURERS.** Updated information will be passed to you in the Annual Newsletter. A current copy can be obtained from the office.
30. **WARNING!! - FOR YOUR SAFETY!! – THE AIRFIELD, FARM, SURROUNDING BUILDINGS, MACHINERY AND PROPERTIES ARE NOT PART OF THE CARAVAN PARK. DO NOT TRESPASS. DAMAGES MUST BE PAID FOR.**

**Section Four – HOW TO MAKE A COMPLAINT OR SPEAK TO THE OWNER**

**ANY COMPLAINTS OR QUERIES IN WRITING PLEASE TO THE PARK MANAGER OR TO ME, WENDY POLLARD (Marked “Personal”)~ To the above address. Or by email to [seagulltouristpark@hotmail.com](mailto:seagulltouristpark@hotmail.com)** This is the owner’s personal email address. Safety and harmony are important to the well-being of all the park tenants and staff. All correspondence will receive personal attention, discretion and unbiased experienced judgement.

Please respect the managers, they implement the proprietor’s decisions and are happy to help you.

**TENANTS ARE RESPECTFULLY ASKED TO HELP KEEP A WATCHFUL EYE ON THE PARK AND FACILITIES. REPORTING ANY DEFECTS OR FAULTS SO THAT A SWIFT REPAIR CAN BE MADE. TENANTS ARE ASKED TO BE QUIET AND CONSIDERATE TO OTHER PARK USERS. There is a 10.00pm curfew for all tenants, no outside entertaining.**

If there are any problems please let us know.

**YOUR PARK MANAGERS ARE THERE TO HELP YOU – 01841 520117**

Please respect their privacy and be considerate in adhering to the office opening and closing times

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