

REVISED SITE RULES & REGULATIONS 2010

- All caravans on Pioneer Holiday Park are for holiday and recreational purposes only. They **must not** be used as your only or main permanent residence.
- **No caravan is to be sold on site without the site owner's prior permission.** Should a sale be completed a commission of **15% plus VAT** will be charged on the sale price. **No caravan over 15 (Fifteen) years old is to be sold on site.**
- Agreements you have with us for your holiday caravan on our park can be for a duration up to 15 (fifteen) years. This will achieve a higher standard of appearance on the park.
- **A speed limit of 5 mph will be observed at all times.** Drivers will keep to the roads as much as possible. Anyone found speeding around the site will be made to leave their vehicles outside these premises. **Please make visitors aware.**
- **Cars may be parked alongside and close to the doorside of the owner's caravan.** Not more than two cars beside a caravan. Boats, tractors or other equipment are not permitted on the park.
- When cars are left on the car park in wet weather please leave a contact number or plot number visible in your car windscreen to enable the site owner to contact you in the case of gaining access to and movement of sales caravans.
- **No construction is to be erected between the caravans**, i.e. verandas, steps, etc., without prior permission from the site owner. **Verandas maximum width 1.5 metres.** Tents, tarpaulins and gazebos are not permitted. **Sheds, etc. must be made of non-combustible material (not wooden)**, and fixed to the ground to avoid potential damage in high winds.
- **Where slabs are to be laid**, for the siting of balconies, sheds or paths, they must be flush/level with the ground. **Permission from the site owner is to be obtained before any work commences.** Gravel is not permitted due to potential damage caused by lawnmowers.
- **Please keep dogs on a lead at all times. Fouling is strictly prohibited.** Anyone with an animal found fouling will be asked to clean it up immediately. **Repeat offenders will be given written warnings** and have their **tenancy terminated.**
- During the winter closed season from November to Mid-March, access to check individual caravans is permitted on foot only. **Owners are requested to park cars outside on the roadside, not in front of the main gates.**
- Only small aerials approved by the site owner may be used outside the caravans.
- Water points are to be used for filling of water containers only. **Hosepipes are forbidden for washing cars, caravans, etc...**
- Waste food etc. is to be disposed of in the bulk bins provided and the dustbin lids must be replaced securely. Garden furniture, electrical items etc. **must be disposed of away from site** e.g. local waste disposal centre.
- Grass around the park will be cut, however a border of 1-2 feet will be left around each caravan. We are unable to cut the grass where obstacles such as chains, plant pots etc. are left on plots, therefore the responsibility for grass cutting such areas will be with the caravan owner. Grass cuttings should be left at the side of the road for collection; this applies only to grass cuttings not household rubbish. If you know you will be absent from the site for a long period of time, please remove obstacles. A charge will be issued to the owner should we have to strim around the border of a caravan due to unsightly long grass. The use of weed killer is not permitted.
- **All caravans and their plots must be kept clean and tidy.** The under part of caravans must be kept free from any kind of storage. No tarpaulins, sacks or unsightly covers are allowed over tow bars, wheels or gas cylinders.
- All caravans must be fitted with a fire extinguisher complying with the appropriate British Standard. This is the responsibility of the caravan owner.

- For the caravan owner's safety, it is advisable to have all gas appliances serviced annually by a registered Gas Safe engineer, approved by the site owner.
- **Each caravan must have not less than two gas bottles.** Calor Gas is sold on site. It is available during **office hours only** and must be paid for on collection. Rubber gas hose should not be more than **2 metres long**, and bottles should **not** be stored in boxes.
- The site owners do not accept responsibility for any loss, damage or injury to any persons or property.
- **There shall be no subletting by any tenant.** Family and friends will be allowed to use your caravan, providing the caravan holds a valid Gas Safe Inspection Certificate, however it must be reported to the site office at least **one week in advance** if anyone other than the owner will be using the caravan. **Failure to do so could result in the termination of tenancy.**
- When a new tenant buys a caravan privately, the proportion of site rent for the year is automatically due. No site rents can be transferred from the previous owner. **No refunds are issued on fees already paid.**
- **If the site rent or part of is not paid by the stated dates on the annual invoice the services will be disconnected by the site owner.** A reconnection fee will be charged before services resume. The annual invoice is payable in two halves, both payment dates are stated on this annual invoice only. No reminder will be sent. We reserve the right to add a **2% surcharge per month** to any outstanding balance not paid by the relevant due date. **The rent paid is for the hardstanding plot on which the caravan stands only.**
- **A 5-amp electricity supply is provided by the site owner.** This is paid as part of your site fee. Therefore anyone found to be tampering or changing the fuses of their supply will be disconnected forthwith. **A 16-amp supply is available**, however, a connection and meter rental is chargeable. For further details please contact site owner.
- All new connections will be required to have a separate **16 amp supply and meter fitted as standard.**
- **All caravans on the park must be adequately insured.** This is the responsibility of the caravan owner. A copy of insurance cover is to be provided with the first site fee payment each year.
- Should a plot be vacated, slabs etc. must either be left or replaced with turf and the plot left clean and tidy.
- We would ask that **parents/guardians know the whereabouts of their children** at all times and discourage them from racing around the park on cycles, etc. and **between other residents caravans.**
- Please refrain from allowing children to steer moving vehicles around the park.
- **Ball games** are not permitted on site.
- No advertising or business of any description is to be conducted on the park.
- Please keep **noise to a minimum.** Your neighbour probably wants a quiet weekend.
- We endeavour to set the **highest standards on PIONEER HOLIDAY PARK** and ask for your co-operation in this aim. We also ask that everyone will at all times conduct themselves with due regard for the comfort of all tenants.
- We offer a **water drain down service** to protect the caravan from **winter frost damage** over the closed season and bookings for this service can be made at the site office.
- When closing a caravan down for the end of the season, **all electrical items and valuables** must be **removed from the caravan** and taken home. **Switch off gas, electricity and water; remove and store all loose items from the plot.** Where posts are removed please ensure holes are covered or filled to eliminate potential hazards for people walking around.
- **Please familiarise all visitors with these site rules.** Copies are available from the site office.