

Ringstead Caravan Company Limited

THE CREEK CARAVAN SITE

SITE RULES

1 General

The Site Licence issued by West Dorset District Council is displayed on the notice boards. The conditions to which it refers cover density of caravans, fire precautions, electrical installations, water supply, drainage, refuse disposal, car parking, recreational space, condition of caravans, length of season and display of notices. Owners can examine the document at any time on application to the Manager. Owners must comply with the Site Licence conditions. Many of these regulations are based on the conditions.

Your caravan holiday home may not be used as your main residence and on reasonable notice from us, we may ask you to provide evidence of your residence at your main residential address.

The Caravan Site cannot be used as a base from which to travel to and from work on a regular basis.

The Caravan Site is private property and only people lawfully staying with your permission have permission to enter the park.

We do not permit traders or salesmen access to the Site except with our prior consent.

2 Season

The Site is open for occupation between 1 April and 31 October every year

3 Caravans

Your caravan may not be used for sleeping a number of persons greater than the number for which it was designed.

Once sited, caravans may not be removed or re-sited without the consent of the Company. Owners intending to replace their caravans are requested to inform the Manager. A siting charge will be payable. Please see our policy "Replacement of a Caravan by an Agreement Holder".

It is the responsibility of each Owner to keep his/her caravan in sound and presentable condition **and to insure it**. If the Company considers that the condition of a caravan reflects badly on the Site as a whole the Owner may be asked to replace it.

The colour of the exterior of the caravan must not be changed without our prior consent in writing.

Nothing may be displayed in the windows or on the exterior of the caravan except its number or a nameplate of a reasonable size.

4 **Building and ground works**

Only one storage shed is permitted on each pitch. The design, size and standard of the shed must be approved by the Manager, in writing, and so positioned as to comply with the Site Licence conditions.

We do not permit

- external structures to be added to caravans such as porches, walkways and carports
- the construction of any form of skirting to a caravan
- the erection of fences or any means of enclosure of a caravan pitch
- the digging of any holes in the ground at the Site
- the installation of a satellite dish
- the laying of slabs or paving without first obtaining written permission from us

You are responsible for keeping the area around the caravan clean and tidy.

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 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 Site.

5 **Trees and Shrubs**

You must not cut any trees or hedges at the Site. If you find any tree or hedge a nuisance or unsatisfactory please talk to the Manager.

You must not, without our prior written consent, plant any tree or shrub.

6 **Washing**

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

7 **Subletting**

For the proper management of the Site and in the interests of all Owners, commercial subletting of caravans may only be arranged through the Company. Letting and/or loaning may not exceed 6 weeks in any year OR a total amount of rental equivalent to the Annual Fee. No more than 3 weeks should be so let or loaned between mid-July and August 31st without prior consultation with the management.

Owners intending to sublet their caravans or to lend them to friends or relatives are required to inform the Manager and should make sure that their visitors are familiar with, and adhere to all, site rules. **A 10% deposit is payable to the Company before the tenancy commences on all rents received.**

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

8 Maintenance

The Annual Fee covers maintenance of toilet and washing facilities, disposal of rubbish, grass cutting and general landscape work. Owners are required to look after the area immediately surrounding their own caravans which the grass cutting machine will not touch, and to keep it neat and tidy.

9 Storage of boats

Storage of boats and other equipment is allowed by arrangement with the Manager. There are a number of dedicated areas for boat storage which should be used by Owners as storage of boats beside or under caravans is not permitted.

We do not have the ability to store large boat trailers on Site during the season and these should be removed from the Site once the boat has been launched.

Only small dinghies and kayak/canoes can be left on Site during the closed season.

10 Utilities' installations

All gas, electric and water connections must be switched off when the caravan is not occupied.

If you experience any problems with the Site's electrical or water systems please contact the Manager. You must not attempt to work on the Site's electrical or water system yourself.

11 Drainage system

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.

12 Refuse

Refuse must not be left or deposited outside your caravan. Please use the refuse bins provided.

Recycling points for glass bottles, tins, paper, cardboard and plastic bottles are available on the Site and you should use these facilities where appropriate.

A compost bin is provided for all uncooked vegetable matter. **DO NOT PUT COOKED OR UNCOOKED MEATS/FISH IN THIS BIN AS IT WILL ATTRACT VERMIN ON SITE.**

13 Tents

No tents, awnings or gazebos are permitted on the Site.

14 Vehicles

Cars may only be driven on to the Site for loading or unloading; at all other times Owners and Visitors are asked to use the car parking areas provided. Parking spaces inside the Site when available - are only for use of Owners (one vehicle per caravan), and all Visitors' cars should be parked diagonally on the grass outside the fence.

CARS MUST NOT BE BROUGHT ON SITE FOR ANY REASON BETWEEN THE HOURS OF 10.00 PM

AND 8.00 AM

Quad bikes, trials bikes and scooters are not permitted on the Site.

Motor vehicle repairs must not be carried out at the Site but a recognized breakdown service may attend in the event of a breakdown.

Washing cars with hosepipes is not permitted.

15 Behaviour

Please act in a courteous and considerate manner towards anyone visiting, using or working on the Site including our staff, other customers of ours and users of other caravans and accommodation at the Site.

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

Please respect the privacy of other caravan users and keep noise to a minimum between the hours of 10pm and 12midnight with absolute quiet between 12midnight and 8am.

Fire hoses may not be used for any improper purpose such as washing cars or boats without consent of the Manager.

16 Recreation

No games may be played in the vicinity of a caravan; ball and other games are permitted only in the area set aside for recreation.

Children should not be allowed to play or ride bicycles between caravans in such a way as to disturb other caravan users.

17 Pets

All pets must be kept under proper control. Owners should wherever possible ensure that their dogs do not foul the Site or cause nuisance to others. Persistent breaches of this regulation should be reported to the Manager, who may require that the dog concerned is kept on a leash at all times.

Dogs must not be left alone in caravans where they are likely to bark and cause a nuisance to other Site users.

18 Music

Musical instruments, radios and televisions must be kept to a level which will ensure that no nuisance is caused to other persons.

19 Fire and safety precautions

Please obey all health and safety notices displayed on the Site and act on the reasonable instructions of the Site staff in matters of health & safety.

Your caravan must be equipped with adequate fire fighting equipment. As a minimum this should be a 1kg dry powder type fire extinguisher, smoke detector and a fire blanket. All equipment must be maintained in a good condition and in full working order.

It is your responsibility to ensure that all occupants of your caravan are familiar with the location of the Fire Points and the contents of the Fire Notices displayed at each point.

THE AREA UNDERNEATH CARAVANS MUST BE KEPT FREE OF LONG GRASS AND OTHER OBSTRUCTION, AND NO INFLAMMABLE MATERIAL OTHER THAN GAS BOTTLES SHOULD BE STORED IN OR NEAR CARAVANS.

20 End of Season

It is your responsibility to prepare your caravan for the closed season. Should you not wish to do the drain down yourself we are able to assist with this (at no charge) but we do not accept any responsibility should there later be found to be some damage to the water system; or we can arrange for a professional drain down if preferred.

All gas, electricity and water connections must be switched off in the closed season.

All items of value should be removed from your caravan and shed and you are strongly advised to draw back your curtains and to leave your shed left unlocked to discourage opportunist thieves.

You are solely responsible for securing your caravan and must ensure that the caravan and its contents are adequately insured throughout the closed season against all usual risks including flooding, storm and tempest.

The Company reserves the right to alter or add to these rules as it deems necessary.