

# Westgate Caravan Park Ltd

Westgate, Morecambe, Lancashire. LA3 3DE

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## RESIDENTIAL PARK RULES 2014

THE FOLLOWING RULES ARE IN PLACE TO ENSURE ACCEPTABLE STANDARDS ARE MAINTAINED ON THE PARK, WHICH WILL BE OF GENERAL BENEFIT TO OCCUPIERS, AND TO PROMOTE AND MAINTAIN COMMUNITY COHESION. THEY FORM PART OF THE AGREEMENT BY WHICH HOMEOWNERS OCCUPY THE PITCH IN ACCORDANCE WITH THE MOBILE HOMES ACT 1983 (AS AMENDED).

THE RULES ARE DESIGNED TO ENSURE THAT ALL MAY LIVE PEACEFULLY IN UNSPOILT SURROUNDINGS AND HAVE NOT BEEN COMPILED TO PLACE UNNECESSARY RESTRICTIONS ON OCCUPIERS. WE ARE SURE THAT, PROVIDED THE RULES ARE ACCEPTED IN THE RIGHT SPIRIT, OUR PARK WILL CONTINUE TO BE A HAPPY COMMUNITY.

### 1. THE PARK HOME

Only Park homes of proprietary manufacture which confirm to the definitions contained in the relevant Acts of Parliament will be acceptable.

Homes must be kept in a sound and clean condition, no external alteration of or addition to the home or pitch is permitted without written permission. It is recommended that annual safety checks i.e. Gas and electric etc. are carried out by a qualified competent person and related documentation is obtained.

### 2. CONDITION OF THE PITCH

1. For reasons of ventilation and safety, the underneath of each home is to be kept clear and not used as storage space.
2. Fences or other means of enclosure require prior management written approval.
3. External fires including incinerators are not allowed (barbeques acceptable).
4. No inflammable substances may be kept on the park except in quantities reasonable for domestic use.
5. No explosive substances may be kept on the park.

### 3. STORAGE

1. Sheds, the design size and standard of the shed must be approved by the park owner, in writing, and so positioned as to comply with the park's site licence conditions.
2. Any structure erected in the separation space between park homes must be of non-combustible construction.

### 4. STATUTORY AUTHORITIES

Everyone using the park is required to comply with the regulations of the site licence, water authority or any other statutory authority.

## 5. REFUSE

1. All occupiers are responsible for the disposal of household, recyclable and garden waste in approved containers through the local authority service. Containers must not be over-filled and must be placed in the approved position for the local authority's regular collections.
2. The deposit of any refuse of unroadworthy vehicles on any part of the park is strictly forbidden.

## 6. BUSINESS ACTIVITIES

Occupiers must not use the park home, the site or the park (or any part of the park) for any business purpose.

## 7. NUISANCE

Musical instruments, MP3 players, iPods, CD players, radio, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30pm and 8.00am.

## 8. PETS

Dogs are permitted (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991) and must be kept under proper control on a lead and must not be permitted to frighten any other users of the park and must not be allowed to despoil the park.

## 9. WATER

1. Fire point hoses may only be used in case of emergency.
2. All external water pipes must be lagged by home owners against potential frost damage; the homeowner is liable for any loss of water after the water meter.

## 10. VACANT PITCHES

Access is not permitted to vacant pitches. Building materials, equipment and/plant must be left undisturbed.

## 11. VEHICLES

1. All vehicles must be driven carefully on the park and not exceed the displayed speed limit.
2. Parking is not permitted on roads or grass verges.
3. Parking is only permitted in authorised parking spaces.
4. As required by law (road traffic acts and any replacement legislation):
  - a. All vehicles used on roads on the park must be taxed and insured and in a roadworthy condition.
  - b. All drivers on the park must hold a current driving licence for the category of the vehicle driven on the park.
5. Disused unroadworthy vehicles must be removed from the park and the park owner reserves the right to remove any vehicle which is apparently abandoned.
6. The following works and repairs are not permitted on the park:
  - a. Works that involve discharging motor oils and other fuels of that nature into the drains or onto the roads or car park.
7. Vehicles with a Gross Vehicle Weight exceeding 1.5 tonnes may not be parked on the park overnight.

## 12. FIRE PRECAUTIONS

All park homes must be equipped with a fire extinguisher/blanket which conforms to the relevant British Standard.

### 13. LIABILITY AND INSURANCE

The owner and his employees and agents shall not be liable whatsoever for loss or theft of, or damage or loss to, or theft from, any park home or other vehicle or property whatsoever. The owner shall not be liable whatsoever for the loss or theft of any park home keys. Further, the occupier shall indemnify the owner and keep him indemnified from and against all actions, proceedings and claims by a third party in respect of all and any loss, damage or liability caused by or arising out of neglect or default or wilful act of the occupier or members of his household or guests or visitors. The occupier also agrees and covenants to insure and keep insured the park home and its contents with a member of the British Insurance Association against loss or damage by theft, fire, storm and tempest and liability to any third party and other such risks. That the owner may from time to time reasonably require them to produce to the owner, upon request, the policy of such insurance and such evidence that the owner may reasonably require that the policy is valid, current and all premiums have been paid.

### 14. MISCELLANEOUS

1. No washing lines allowed only single pole spinning racks.
2. Guns, firearms or offensive weapons of any description must not be used on the park and must only be kept with a licence from the appropriate police authority.