

DOVERCOURT CARAVAN PARK - RULES

CARAVANS ARE FOR HOLIDAY PURPOSES ONLY USE IS RESTRICTED TO THE HOLIDAY SEASON 1ST MARCH TO 31ST OCTOBER

SITE FEES ARE PAID FOR THE HOLIDAY SEASON 1ST MARCH – 31ST OCTOBER

General

1. Caravans must be of proprietary make and in a sound state of internal and external repair. Enclosed porches are not permitted. Steps should be of propriety make and well maintained.
2. The Caravan must not be occupied by more than the number of persons for which it was designed. (A portable baby cot is allowed extra).
3. All new caravans sold will be issued with a twelve (12) year License Agreement and both parties will be subject to the conditions therein. The contractual obligations in this agreement can be transferred to any new owner if the unit is sold within this period. Thereafter, tenancy will be renewed annually.
 - i. The Management reserve the right to terminate the tenancy of the owners of old or neglected caravans, or move them onto an alternative pitch.
 - ii. Caravans which are the subject of a Hire Purchase Agreement cannot be removed from the Caravan Park until the agreement has been settled.
 - iii. Caravans which have Hire Purchase arrears will not have their site fee accepted until all H P arrears are cleared.
 - iv. Caravans with HP provided by Hammerton Leisure Limited with payments in arrears will receive a first warning letter then a second final warning letter and then will be placed in solicitors hands for repossession. All costs will be added to the caravan account.
 - v. Caravans which have Hire Purchase provided by Hammerton Leisure Limited must also be fully insured **BY LEISURE DAYS** and the premium fully paid up to date at all times.
 - vi. All owners must inform the Management of their permanent home address and notify the Management of any change.
 - vii. Caravans cannot be occupied in the winter period – 1st November to end February.
4. Television aerials and satellite dishes must be fixed to the caravan. No separate aerial masts are allowed.
5. The area under and around each caravan must be clean and tidy and no deckchairs or other goods must be stored under the caravan. Grass must be trimmed regularly.
6. No sheds, tents, huts, fences or posts are permitted as these obstruct the mowers, interfere with grass cutting and might impede access by the emergency services. Permission must be granted from the Management for decking, verandah's, etc.
7. Rubbish should be wrapped before placing in dustbins provided.
8. The carrying or discharging of guns is prohibited. (This includes replica and BB Guns).
9. Fireworks are not permitted on the Caravan Park at any time.
10. The electricity and water supply to each caravan must be switched off at the mains at the end of the season and all tanks and gas water heaters drained off. **The Management cannot be held responsible for burst pipes or frost damage.**
11. Once the Site-fees are fully paid, owners and their immediate families, are entitled to use the Clubhouse when available. Guests may also be allowed into the Club at the discretion of the Management. Admission to the Club, Swimming Pool, All weather pitch, Cheeky Chimps (free entry) and discounted entry to the Golf Course are with a valid pass. Only the registered owner of the caravan can authorize passes.
12. Site Fees will be advised annually by a letter to each owner.
 - i. A deposit is required by 1st January each year to reserve the site and the balance must be paid by 30th April. Interest will be levied at 2% per month on all outstanding balances. Failure to pay by the due date will result in disconnection from water and electricity services.
 - ii. There is a charge for disconnection of a caravan from services.
 - iii. There is a charge for cheques returned by our Bank unpaid.
 - iv. Failure to pay site fees will eventually result in the caravan being removed from the Park or otherwise disposed of.
13. The owner is responsible for the conduct of children in his/her custody and for the behaviour of guests, visitors and pets.
14. **DOGS MUST BE KEPT ON LEADS AT ALL TIMES.** Any dog making a nuisance or fouling the Park will have to be removed.

Electricity

15. Electricity wiring in all caravans must comply with I.E.E. regulations and supply must not be tampered with.
16. The electricity supply is fused at 16 amps and is metered. A separate extra charge will be made for all units consumed.

Calor Gas

17. The sale of Calor gas will be from 9-00 a.m. to 5-00 p.m. only. Large (47kg) bottles can only be delivered during the week. (Management cannot be held responsible for gas cylinders left outside).
18. LPG Calor Gas installations must meet all current GAS SAFE standards. The use of free-standing LPG fires inside the caravan is forbidden.
19. Owners are advised to have all gas appliances and systems checked by a GAS SAFE registered installer.

Vehicles

20. Vehicles may only be parked in the specified parking areas or along the door side of caravans on Field 2 - 8 only. This is limited to one car per caravan.
21. All vehicles (including motorcycles and mopeds) must be properly taxed and insured. All drivers/riders must hold a current license. Unaccompanied learner drivers are not allowed to drive cars on the Park. A 10 M.P.H speed limit applies on all roads.
22. No commercial vehicles are allowed to Park, either alongside the caravan or on the car park.

Boats

23. Boats, dinghies, trailers, launching trolleys, etc. are NOT allowed on the caravan fields or car parks. **Noise, Nuisance and Vandalism**
24. All televisions, radios, hi-fi's, record-players, etc. must be turned down so as not to cause a nuisance to others on the park. Noise must be kept down to an absolute minimum between the hours of 12.00 p.m. and 8.00 a.m.
25. Any person causing a disturbance, damaging property, acting anti-socially or being a persistent nuisance will be evicted and his/her caravan removed from the Park.

Insurance

26. All caravans must be fully insured at all times. Evidence of insurance must be produced each year. Any caravans not insured may be removed from the Park

Sale of Caravans

27. The owner has the right to sell his caravan, on the site, to a purchaser approved by the Management, whose approval shall not be unreasonably withheld, provided always that :
 - i. All rules have been closely observed, the caravan is well maintained and in a good state of repair and all due sums have been paid. An inspection and gas and electrical safety check will then be made.
 - ii. The owner has first offered the caravan to the Management at a fair market price, less 20% discount.
 - iii. If this offer is not accepted by the Management the owner must not sell the caravan at a lower price to a third party without first re-offering it to the Management at the lower price.
 - iv. On the eventual sale of the caravan to a third party the Management is entitled to receive a commission of 15% plus VAT on the price at which it was offered to the Management.
 - v. All items outstanding on the ex-owners account must be paid in full before the transfer can be completed
 - vi. Minimum sale values have been set at £4,000.
 - vii. Transfers of Ownership below the minimum £4,000 value are subject to a fixed fee of £600 including VAT and safety inspections. All work required to bring the caravan up to current safety standards must be carried out and paid for before the transfer can be completed.
28. Caravans may only be removed from the Park by permission of the Management and upon payment of a de-siting fee.
29. The Management reserve the right not to sell a caravan to a particular purchaser.
30. The violation of any of these rules may make the offender liable to eviction from the Park.
31. All legal costs incurred on behalf of customers for collection of arrears of site fee or Hire Purchase or for any other reason will be added to the customers account and will need to be paid within the normal rules of payment.
32. We reserve the right to amend or change these rules as circumstances require.

The Site Licence issued by Tendring District Council is on prominent display on reception

JANUARY 2017