



STONEYFOLD CARAVAN PARK RULES

The Condition of the Pitch

1. Occupiers should maintain the plot in a tidy condition.
2. The description of a plot is the garden area surrounding the home, which shall not be less than the minimum requirements laid down in the site licence. If spacing between homes permits additional garden area, then this may be allowed subject to the agreement of the park owner.
3. Homes must be kept in a sound and clean condition, the decoration and external colour must be maintained as the current colour to the satisfaction of the park owner.
4. No external alteration of or addition to the home or pitch is permitted without prior permission from the park owner.
5. The underneath of the home is to be kept clear and not used as storage space, unless skirted. In any event wood must not be stored under a home.
6. Public places and paths should not be littered in any way.

Sheds, Porches etc,

7. Porches, storage sheds, fuel bunkers or other structures are only permitted with the approval of the park owner. Where permitted, porches, storage sheds, fuel bunkers or other structures must be of a design, size and standard approved by the site owner and must be maintained in good repair and appearance.
8. No inflammable or explosive substances may be kept on the occupier's pitch except in quantities reasonable for domestic use. All types of fuel storage, protection and screening must be approved by the site owner before purchase or construction and be capable of removal by the occupier on vacation of the pitch.
9. Occupiers are responsible for ensuring that electrical, solid fuel, oil and gas installations comply at all times with the various statutory requirements.

Refuse

10. The occupier is responsible for the disposal of all recyclable household and garden waste in approved containers through the local authority service at Danes Moss. The Park Owner, however, provides Euro-bins located by the entrance to the higher level of the park for the disposal of non-recyclable household waste only which must be in tied up black bin bags.
11. The deposit of any refuse, garden waste or unroad-worthy cars on any part of the park owners land is strictly prohibited

Commercial Activities

12. No commercial enterprise or business activities may take place on the park without prior permission from the park owner. If permission is granted it will also require the occupier to obtain approval from the appropriate authority. Businesses also include the overhaul and repair of vehicles, mobile retailing vans etc.
Liability and Insurance
13. The park owner and his employees and agents shall not be liable in any way for loss or theft of, or damage or loss to, or theft from, any mobile home or vehicle or property whatsoever. The park owner shall not be liable for the loss or theft of any mobile 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. This should be 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.
14. The occupier agrees to insure and keep insured the mobile home and its contents with a member of the Association of British Insurers against loss or damage by theft, fire, storm and tempest and liability to any third party and such other risks. The park owner may from time to time reasonably require the occupier to produce to him, upon request, the policy of such insurance.

Nuisance

15. No occupier shall do or permit to be done anywhere on the park any act or action which may be or become a nuisance, damage, annoyance or inconvenience to the park owner or to the neighbours or occupiers of any other home on the park, and shall not use or permit the home to be used for illegal or immoral purposes. The park owner shall be entitled to refuse to permit any person to occupy a Lodge on the park, forbid any guest from returning to the park if in the opinion of the park owner these conditions have not been complied with or if there has been any behaviour on the park of any person which in the opinion of the park owner requires immediate removal from the park of such person.

Pets

16. Pets are only permitted at the park owner's discretion. Guarding breeds are strictly forbidden. Where permitted, dogs must be kept under proper control on a leash, and not be allowed to despoil the park. Dogs which cause a nuisance by consistent barking will not be allowed to remain on the park. Cats must wear a collar with a bell attached to protect the wildlife. Owners must remove any mess deposited by their dog on the park.

Water/Electricity/Gas

17. The occupier must not permit waste water to be discharged directly onto the ground. The washing of cars on the park is strictly forbidden. Disposable nappies, kitchen roll, sanitary towels, cooking oil or fat must not be flushed down the toilet or kitchen drains. Only organic washing agents should be used to ensure the effective operation of the sewerage treatment plant.

18. Fire point hoses/ extinguishers must only be used in case of emergency.

19. Gas Safety in Lodges is of paramount importance. Owners must have their gas appliances certified by a "Corgi" registered installer annually at their expense and to produce the certificate upon request by the park management. Gas must only be obtained from Direct Gas Supplies (01260) 299440

Occupants of the Park

20. There should be no sub-letting. Lodgers are not permitted without prior permission of the park owner.

21. The park accepts semi-retired or retired persons over the age of 50 when granting consent to sell or assign in situ, unless under special circumstances. The park owner reserves the right to approve additional permanent members to the occupier's household or potential purchasers of their Lodge.

22. Children under 21 years of age are not permitted as permanent residents. However, occupiers will be held responsible at all times for the conduct of their visitors, children/grandchildren. Visiting children/grandchildren must be closely supervised at all times and not be allowed to roam unsupervised.

23. Bollin Stone Co Ltd and Latevalle Ltd (the park owner) accept no responsibility for any injuries howsoever caused within or beyond the park boundaries.

Vacant Pitches

24. Building materials or other plants must be left undisturbed on vacant pitches.

Vehicles

25. Parking is only permitted on hard standing surfaces. Each Lodge will have two car parking spaces within the 3 metre boundary between homes. Visitors should be asked to park without obstructing other home owners access.

26. Occupiers and other permitted entrants bring vehicles onto the park at their own risk. A speed limit of 15 mph on all park access roads must be respected.

27. All vehicles must be taxed and insured as required by law and be in running order. Touring caravans must not be stored on the home owners pitch.

28. All drivers of vehicles on the park must hold a current driving licence and insurance.

29. Disused/unroadworthy vehicles must be removed from the park and the park owner reserves the right to remove any vehicle, which is apparently abandoned, without the consent of the owner.

30. Commercial vehicles of any size may only be parked on the park with the prior permission of the park owner.

Fire Precautions

31. We recommend that all the homes be equipped with a fire extinguisher, fire blanket, and smoke and carbon monoxide detectors (all supplied with new Lodges) which conform to the requirements of the Fire Officer.

32. The chimney flue and cowl of the homes must be kept in good repair.

Misc

33. Guns, firearms or offensive weapons of any description shall not be used on the park and shall only be kept with a licence from the Police Authority and the written consent of the park owner.

34. The storage and use of fireworks is strictly forbidden.