



Florence Springs Park Rules

Introduction

These park rules are in place for the good management of Florence Springs and the benefit of all who use it. These rules form part of the Licence Agreement that is the contract between us for your occupation of a pitch on the park. They should be read alongside your Licence Agreement.

The park rules do not affect anything to which you are entitled under the terms of your Licence Agreement.

The expression 'you/your' means the Lodge owner and/or occupier (and this includes anyone using or hiring the Lodge from you). The expression 'we''us''our' refers to the park owner and/or manager.

Please make sure that anyone using the lodge is aware of the park rules.

The rules set out below are the park rules referred to in your Licence Agreement. You are reminded that a breach of these rules is a breach of your Licence Agreement and could result in termination of the Licence Agreement.

Use of the Holiday Lodge

1. You must use the Holiday Lodge for holiday and recreational purposes only (and not as your only or main residence).

Pets

2. You must not bring any pets or animals when you visit the park except, not more than 2 dogs (other than any of the breeds subject to the Dangerous Dogs Act 1991).
3. You must keep any dog on a lead not exceeding 1 metre in length at all times whilst on the Park.
4. You must clean up if your animal defecates on the park.
5. Your Licence Agreement contains an undertaking not to cause any nuisance, undue noise or disturbance. These extend to the behaviour of pets and animals.
6. Nothing in these park rules prevents you from bringing an assistance dog to the park if this is required to support your disability and Assistance Dogs UK or any successor body has issued you with an Identification Book or other appropriate evidence.

Condition of the Lodge

7. You must keep the Holiday Lodge in a good state of repair and condition both visually and structurally and so as to retain its mobility and in a safe, habitable state including the repair and maintenance of all installations and appliances and undertaking and/or commissioning all relevant periodic checks.

Utilities installations

8. All Holiday Lodges on the park, however they are used, must have the following safety certifications which have been carried out by a competent and qualified contractor:
 - a. an annual gas safety certificate; and
 - b. an electrical safety certificate which must be updated every three years.
9. You must switch off all gas, electricity and water connections when the Holiday Lodge is not occupied.
10. If you experience any problem with the park's electrical, gas or water system, you should contact us. You must not attempt to work on any part of the park's electrical, gas or water system yourself; this includes any installations on the pitch.

Your Pitch

11. You are responsible for keeping your pitch in a clean and tidy condition.
12. You must keep the underneath of your Holiday Lodge clear and not use it as a storage space.
13. We do not permit the erection of fences or any other means of enclosure of your pitch.
14. You are not permitted to erect any steps, walls or other similar structures on the Pitch.
15. You must not erect any shed, storage box or additional decking on the Pitch. Storage containers of a specific design can be obtained with our prior written approval (which will not be withheld or delayed unreasonably).
16. You must not erect any TV Aerial or satellite dish on the Holiday Lodge or pitch without first seeking our prior written approval (which will not be withheld or delayed unreasonably).

Tents

17. You must not erect any tent on the park.

Trees and shrubs

18. You must not plant any trees, shrubs, hedges, flowers or other types of vegetation on the Pitch unless they are contained in a planting pot and located on any patio areas or paths within the confines of your pitch.
19. You must not cut any trees or hedges at the park. If you find any tree or hedge a nuisance or unsatisfactory you should take the matter up with us; do not deal with it yourself.

Refuse

20. You must not deposit refuse outside your Holiday Lodge. You should use the refuse bins provided.
21. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual pitch).

Vehicles, driving and parking

Vehicles

22. You must insure all vehicles you use on the park as for use on the public road.
23. You must insure all accessories and items towed by vehicles (such as towed boats and jet skis) as for use on the public road.
24. You must not keep disused or un-roadworthy vehicles anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
25. Motor vehicle and boat repairs must not be carried out at the park but a recognised breakdown service may attend in the event of a breakdown.
26. Quad bikes, trials bikes and powered scooters are not permitted on the park.

Driving

27. You must drive all vehicles on the park carefully and must not exceed the speed limit of 5mph.
28. You must observe the park's one-way system.
29. Driving on the park is restricted to the park roads.
30. You must hold a full current driving licence to drive any vehicle on the park.
31. You are not permitted to give anyone driving lessons at the park and we do not permit learner drivers to drive on the park.

Parking

32. You must not park more than 2 cars at the park and only where space is reasonably available.
33. You must not park anywhere except in the permitted parking spaces.
34. You must not park on the grass or roadsides.
35. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
 - a. Light commercial or light goods vehicles as described in the vehicle taxation legislation; and
 - b. Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.
36. You must not park boats or tractors anywhere on the park except in the permitted parking spaces.

Behaviour

37. You should respect the privacy of other Holiday Lodge owners and keep noise to a minimum between the hours of 10:00pm to 8:00am.
38. You must keep away from any vacant pitches.
39. You must not have any external fires, including incinerators. However, you are at liberty to have a barbecue.

Washing

40. Washing lines and rotary dryers are not permitted.

Recreation

41. You may only play ball and other games in the areas set aside for recreation.
42. You may not fly kites on the park.
43. You may not use drones, powered model aircraft or any other powered flying objects on the park.
44. You may not use skateboards, roller-skates, rollerblades, micro scooters, Segways or hoverboards at the park.
45. The lakes on the park are reserved for fishing only. You are not permitted to swim in the lakes.

Business Activities

46. You must not carry on any trade or business at the park except for hiring out the Holiday Lodge, if permitted by the terms of your Licence Agreement.
47. No signs may be displayed in your Holiday Lodge or on your pitch. If the terms of your Licence Agreement permit you to hire out the Holiday Lodge, you are permitted to erect a sign advertising holiday lettings only.

Fire Precautions

48. You must ensure your Lodge is fitted with a suitable fire extinguisher and smoke alarm.
49. You must ensure that all occupants of your Holiday Lodge are familiar with the location of the Fire Points and the contents of the Fire Notices displayed at each point.
50. You must not store fuels or combustible materials other than removable containers on the park.