Sandgreen Caravan Park - 2027 Park Rules

These Park Rules exist to protect everyone's safety, enjoyment, and the special natural environment at Sandgreen. They apply to all owners, visitors and guests and form part of your **Licence Agreement to occupy a Pitch at Sandgreen Caravan Park.** Please ensure that everyone using your Holiday Caravan is familiar with these rules. Whilst every reasonable effort has been made to identify and minimise any risk to visitors at Sandgreen Caravan Park of injury to themselves or damage to their property, all visitors should be aware of maintaining both their own health and safety in and around the park and that of others. Please report any breaches of these Park Rules to our Reception. Persistent or serious breaches may result in loss of the right to keep your Holiday Caravan on the Park. Where the word **"Holiday Caravan"** is used, this applies to Static Caravans, Twin Units, Single Lodges, and Timber Lodges.

How to Use This Document

- Rules are grouped by topic for ease of reference
- Each rule is equally enforceable unless stated otherwise

HEALTH & SAFETY ⚠ *(Applies to: All owners, visitors & guests)*

Vehicles & Driving

- The speed limit on the Park is **10mph** and must not be exceeded at any time.
- Persistent speeding will result in the customer being asked to leave the Park.
- All road traffic laws and "rules of the road" apply within the Park.
- Only eligible drivers may drive on the Park.
- Vehicles must be fully taxed, MOT'd, and insured.
- Accessories and towed items (including boats) must be insured for public road use.
- Learner drivers and driving lessons are **not permitted** on the Park.
- Joy riding of motorbikes, quad bikes, or cars is strictly prohibited.

Occupancy & Use

- Holiday caravans must not be used beyond their stated maximum sleeping capacity.
- If no capacity is stated, use must not exceed the design capacity of the unit.

Gas, Utilities & Services

- An **annual Gas Safety Inspection** by a Gas Safe Registered engineer is mandatory.
- A copy of the Gas Safety Certificate must be provided to Reception annually.
- No more than **two gas bottles** are permitted per holiday caravan.
- Gas bottles must:
  - Be on a solid base
  - Not be chained or padlocked together or to any other item or structure
- Any chains found securing gas bottles will be cut and removed.
- No flammable items may be stored beneath Holiday Caravans.
- Gas, electricity and water supplies must be switched off during the closed season.
- Owners must not interfere with Park electrical, gas, or water systems.
- Any interference will result in immediate removal from the Park and recovery of costs.

Closed Season Rules

- Entry to the Park during the closed season is not permitted.
- Emergency access requires prior approval from Reception.
- Owners are responsible for draining down and winterising their Holiday Caravan.

Fire & General Safety

- Fireworks, Chinese lanterns, and similar items are prohibited.
- Ground level BBQs and camp/bonfires are not permitted on the Park or Beach.
- Refuse must be disposed of in the bins provided.
- Electric vehicles must not be charged from Holiday Caravan hook-up points.
- Uneven ground and potholes are natural features of the countryside; please take care.

Pets *(Applies to: Pet owners)*

- Dogs are welcome but must be kept on a lead and under control at all times.
- Well-behaved dogs may be off lead on the **beach only, between 9pm and 8am.**
- Owners must clear up after their dogs.
- Dogs that are aggressive, persistently bark, or are repeatedly off lead will be required to be removed from the Park.
- Dogs listed under the Dangerous Dogs Act are not permitted.
- Other pets are allowed provided they do not cause nuisance.

INSURANCE *(Applies to: All owners)*

- All Holiday Caravans must be adequately insured.
- Insurance must cover:
  - Loss or damage
  - Third party liability
  - Pitch debris clearance
- Evidence of insurance must be provided to our Reception annually.
- Irreparably damaged Holiday Caravans will be disposed of by Management, with costs charged to the owner.

BOATS & WATER USE *(Applies to: Boat owners and water users)*

Water Lanes

- Three clearly marked lanes operate at Sandgreen:
  - Power boats (closest to entrance)
  - Sail boats, kayaks, canoes, paddleboards (middle)
  - Swimming (furthest lane)

Registration & Storage

- All boats must be registered annually before being brought onto the Park.
- Proof of craft insurance is required for powered boats.
- Kayaks and canoes must be registered (insurance not required).
- Unregistered boats will be removed.
- Only one boat may be kept at each pitch during the season.
- Additional boats must be stored in the Boat Park.
- All boats must be removed from the Park by **31st October.**
- Boats left after this date will incur winter storage charges.

Prohibited Crafts

- Jet skis and blokarts are not permitted.

PITCH RULES *(Applies to: All owners)*

General Pitch Use

- Pitch numbers must be clearly displayed at all times.
- Pitches must be kept clean and tidy.
- Refuse must be disposed of in the bins provided.
- Only domestic waste may be placed in the bins. All other refuse must be taken off park by the owner and disposed of responsibly elsewhere, this includes bicycles, white goods, electrical goods, garden furniture, etc.

Vehicles & Parking

- A maximum of:
  - Two cars, **or**
  - One car and one boat may be parked at a pitch.
- All other vehicles, whether they belong to the Holiday Caravan owner or a visitor, must park in the main car park at Reception.
- No roadside parking is permitted.
- Commercial vehicles, touring caravans, and motorhomes are not permitted at pitches.

Structures & Alterations

- One wooden shed (6ft x 4ft) is permitted per pitch.
- Sheds must:
  - Be securely anchored
  - Placed as close as possible to the Holiday Caravan
  - Not obstruct any emergency exits
- One additional storage container may be permitted with written approval from our Office and additional ground rent payable.
- Written permission from our Office is required before installing or altering in any way:
  - Decking, patios, skirting or steps
  - Sheds or walkways
  - Aerials or satellite dishes
  - Or any other item not connected to the Holiday Caravan
- Decking or patio size limits:
  - Timber deck: 2m depth to the front + 1m walkway on doorside
  - Patio: max 2.5m square
  - Pitches can either have a Timber Deck **OR** a Patio Area

Land & Appearance

- Grass must be kept short within 3 metres of the Holiday Caravan. Grass will be cut on a chargeable basis if considered to be untidy.
- No cutting or clearing beyond 3 metres is permitted.
- No fences, enclosures, or planting of any kind are allowed anywhere on the Park.
- Washing lines must be temporary and removed after each use.
- Whirly-gig washing lines are not permitted.
- External lighting must be solar powered and removed when not in occupation.

HOLIDAY CARAVANS *(Applies to: All owners)*

- Holiday Caravans must not be used as a main residence.
- Proof of main residence will be required annually.
- Maximum continuous stay: **6 weeks.**
- Owners are responsible for security of their Holiday Caravan.
- Exterior colour changes require prior written consent.
- Holiday Caravans must be kept clean and in good repair.
- Management can insist a pitch owner repair or washes their Holiday Caravan. Any remedial work must be carried out within two months of being notified and will be carried out by the Park on a chargeable basis is this is not done.

GENERAL CONDUCT & USE *(Applies to: All owners, visitors and guests)*

- Abusive, threatening or offensive behaviour (either in-person, over the telephone, or via any social media or online platforms) towards staff or other visitors will not be tolerated and any person who acts in this way will be asked to leave the Park immediately.
- Noise must be kept to a minimum between **10pm and 8am.**
- Radios, TVs and sound systems are not permitted outside Holiday Caravans or on the beach.
- No business, trade, agency, or service may operate from the Park.
- Tents are not permitted.
- Vehicles must not be washed on the Park.
- Vehicle repairs are not permitted (except recognised breakdown services).
- Drones are prohibited.

Children & Play Areas

- No child under the age of 10 may be left unaccompanied anywhere on the Park.
- The play park is for children aged 12 and under only.
- All children must be supervised by an adult while in the play park.
- Play park hours: **9am – 9pm.**

Environment & Waste

- Do not dispose of foreign objects into the drainage systems.
- Blockages caused by misuse will be charged to the owner.
- No pesticides, herbicides, pellets or fertilisers may be used anywhere on the Park.
- Visitors must stick to established paths and must not create new walkways/paths.

External Contractors

- Written notice is required at least 7 days before external contractors attend (or in the case of an emergency, as much notice as possible).
- Contractors must provide to our Reception:
  - Evidence of being fully insured
  - A Risk Assessment
  - Applicable Safety/Qualification Certificates (i.e. Gas Safe Register Card, Electrical Certification, etc)
- Unauthorised contractors will be asked to leave.
- Where an external engineer has serviced or certified a gas installation, system, or appliance, any call-outs relating to that installation, system, or appliance must be directed to the certifying engineer for a period of 12-months from the date of certification.

IMPORTANT LICENCE CONDITIONS

- Holiday Caravans must not be used as a main residence.
- Proof of main residence will be required annually.
- Sub-letting is strictly prohibited.
- Visitor licences are limited to **4 per annum** and must be obtained for anybody outwith your immediate family using your Holiday Caravan when you are not present.
- Visitors must comply with all Park Rules.
- Park addresses must not be used for postal deliveries.
- Personal details must be updated and provided to Reception annually.
- Holiday Caravans over 10 years old may not be sold or re-sited on the Park.
- Holiday Lodges must have at least 5 full years remaining on the Licence Agreement to be re-sold on the Park.
- All sales must be conducted in accordance with the terms and conditions set out in your Licence Agreement.