

# Hurley Riverside Park

## Holiday Home Park Rules

The following rules are for the benefit of all who use the Park. These rules form part of your Agreement.

Definitions: The Company shall mean "Hurley Riverside Park Ltd".  
The Occupier shall mean "The Licence Agreement holder".

### The Caravan

1. a) Only Caravan Holiday Homes of proprietary manufacture which conform to the definitions contained in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 are accepted.  
b) Caravan Holiday Homes must be kept in sound and clean condition: decoration and external colour must be maintained to the satisfaction of the Company.  
c) All caravans over 10 years of age must be tested for electrical and gas soundness at least every 2 years (and any defects rectified) at the Occupier's expense (see also Rule 16).  
d) Where an Occupier has failed to produce a valid Electrical Inspection Certificate and a Gas Test Certificate by the expiry of the existing Certificate, the Company is authorised by the Occupier to test the caravan at the Occupier's expense.  
e) Occupiers are not permitted to own more than one Caravan Holiday Home on the Park
2. Wheels must not be removed, nor the Caravan Holiday Home re-positioned without the written permission of the company. No external alteration of or addition to the Holiday Home or pitch is permitted without the prior written approval of the Company, and of the Royal Borough of Windsor and Maidenhead Council.

### Sheds and Outbuildings

3. a) Storage sheds, fuel bunkers, porches, fences, verandas or any other structures are only permitted with the prior written approval of the Company and where permitted must be of a design and size approved by the Local Authority. Construction must not be started before approval has been given. Fence colours must be in keeping with the Park.  
b) Combustible sheds must not be sited within 5 metres of an adjacent caravan.  
c) Where an adjacent caravan is moved or a new caravan is re-sited, combustible sheds must be moved to maintain the 5-metre spacing.  
e) No wooden sheds are to be brought on to the Park. The maximum permitted shed size is 50 square feet.  
f) Hot tubs are not permitted on the Park.

### The Pitch

4. The Occupier is responsible for the tidiness of the Pitch, and in the event of the pitch, fences or hedges becoming untidy, the Company reserve the right to take appropriate action to remedy the situation and charge the Occupier accordingly. Washing must not be hung out at weekends and should be screened from view.
5. Access is not permitted to vacant pitches. Any building materials or other plant material must be left undisturbed.
6. Trees, shrubs and hedges may not be cut down, removed or damaged. Gardens must be left intact when the Occupier vacates the pitch. However, the Company reserve the right to remove trees considered unsuitable for their position. Invasive plants including bamboo are not permitted on the Park

### The Use of the Caravan Holiday Home

7. a) The Occupier of the Caravan Holiday Home must be the main user. The Caravan Holiday Home may be used by the Occupier, members of their family and bona fide guests only. No sub-letting is permitted. The Caravan Holiday Home is only to be used for holiday purposes. If requested by the Company, the Occupier must provide copies of 2 utility bills or a Council Tax bill showing their own name and residential address within 28 days.  
b) Except as set out in sub-paragraph (7c) no holiday caravan shall be occupied between 31<sup>st</sup> October in any year and the 1<sup>st</sup> March in the following year.  
c) Caravan Holiday Homes may be occupied by persons doing so with the Object of fishing (in season) provided that no such occupation shall take place except between noon on a Friday and noon on the following Monday.
8. The Occupier is responsible for the conduct of all his/her visitors.
9. Everyone using the Park is required to comply with the regulations of the Site Licence, Water Authority or any other Statutory Authority.
10. No commercial enterprise or business activities may take place on the Park.
11. Nothing shall be done within the Holiday Park to cause a nuisance to others especially between the hours of 10.30pm and 8.00am.

### Children

12. Most Caravan Holiday Homes are unsuitable for occupation by large families or adult groups.

### Services

13. (a) Occupiers are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the Company and other appropriate authorities. The Occupier is liable for any wastage of water due to negligence (e.g. bursts)  
(b) The approval of the Company must be obtained in writing at least 3 months before application is made to British Telecom for a telephone line. As the cable must be ducted, a charge for doing this will be made by the Company.

14. (a) The Occupier must not permit waste water to be discharged onto the ground. The use of hoses is forbidden, except in the case of fire.  
(b) Permission to use a borehole must be obtained in writing from the Park Office.
15. Alterations to electricity connections must be inspected by a certified electrician and a test certificate issued
16. All Caravan Holiday Home sold on the park are required to be tested for gas and electrical safety (and any defects rectified) in accordance with the Company's regulations at the Vendor's expense (see Rule 1c)
17. (a) Above ground services shall be maintained at the Occupier's expense  
(b) All stop cocks, rodding eyes and waste pipes must remain accessible. Any remedial work required due to inaccessibility of Park services is done at the Occupier's expense
18. The Occupier is responsible for ensuring that all household and garden refuse is separated and deposited where directed, using recycling bins where possible.
19. Damage to the Company's services or equipment by the Occupier or the Occupier's contractors must be repaired at the Occupier's expense

### **Vehicles**

20. All vehicles must be driven carefully on the park, not exceeding the speed limit of 10mph. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance. Disused vehicles must be removed from the Park. Only vehicles that are classed as M1 (passenger vehicles) by the DVLA are permitted on the Park. The prior written approval of the Company must be obtained before commercial vehicles or vans are brought on to the Park
21. Only one car is normally permitted per pitch. e-scooters, quad bikes and non-road legal vehicles are not permitted in any area of the Park

### **Pets**

22. Pets, where permitted at the Company's discretion, must be kept on a lead when within the Holiday Park and not allowed to despoil the park or roam free. Dogs must not be left alone if they disturb other customers
23. (a) Only one dog is permitted per pitch. Dangerous or badly behaved dogs are not permitted on the Park.  
(b) Every dog brought on to the Holiday Park must be registered with the Company on the appropriate form

### **Fire Regulations**

24. Boats must not be brought onto the Holiday Park and may only be stored in the Boat Park.
25. Every Occupier shall install a 1kg dry powder fire extinguisher in the Caravan Holiday Home and this shall be maintained and replaced as laid down by the manufacturer.
26. No combustible material, liquids (e.g. petrol) or liquefied petroleum gas cylinders not in use, is to be stored under or between Caravan Holiday Homes.

### **Evidence of Insurance and Evidence of Residence**

27. a) Caravan Holiday Home insurance is compulsory. Evidence of insurance must be presented to the Company by the Occupier by the 1<sup>st</sup> July each year. A charge of £35 may be made if a copy of the insurance schedule is not provided by this date.  
b) Evidence of Residence must be provided on an annual basis by the 1st of May each year. You must provide evidence that you live at a residence that you have a legal right to enter and are free to return to at any time. Renting out your main residence and staying on the Park is not permitted. You must also not allow someone to stay in your Caravan Holiday Home if they do not have a main residence. Residential use is strictly forbidden at any time.

### **General**

28. It is forbidden to carry offensive weapons.
29. Behaviour causing injury to animals or damage to plants is not permitted.
30. Ball games shall not be played so as to annoy other Occupiers. Team games (e.g. football) involving secondary school children and older should not be played within the Holiday Park.
31. Deposits received by the Company for goods or services are not refundable.
32. We are unable to accept letters for customers at the Park Office and no deliveries are permitted when the Park is closed
33. The property in a title to any material or goods supplied by the Company shall remain in the Company notwithstanding delivery to the customer or elsewhere until such time as payment in full has been received by the Company.
34. These rules will remain in force until amended by the Company in accordance with your Site Licence Agreement.

### **Park Closure**

35. Should the Park be forced to shut due to a Government ordered closure, you agree to return home immediately and have any guests staying in your Caravan Holiday Home to return to their own homes. If you are unable to do so you will be considered to be in breach of our Park Rules