



GENERAL CONDITIONS FOR HOLIDAY HOME OWNERS AT ANWOTH HOLIDAY PARK

Preface:

Reference is made in these conditions to the Caravan Industries' Standard Code of practice for Selling and Siting Holiday Caravans and to Licence agreements for a Holiday Caravan Pitch. These documents are accepted in full by Anwoth Holiday Park and form an integral part of these conditions.

1. The pitch is let to the person or persons named on the Holiday Home invoice. Each pitch number must be clearly displayed on the caravan.
2. Authority for conduct on the Park is vested in the management and security of tenure is only guaranteed provided that all rules, notices displayed on the Park and instructions of the management are strictly observed.
3. Vehicles and Holiday Homes, including their accessories and contents are admitted onto the park at the owner's risk and the proprietors will not be responsible for personal injury (whether fatal or otherwise) to any person coming on to their land or for loss, damage, costs and expenses however caused and whether by negligence of the proprietors or otherwise.
4. Management is also responsible for ensuring that planning and licensing controls are adhered to. This is a legal requirement for the Licence Holder who must uphold all conditions on the Park.
5. Subletting: We remind you that one of the conditions of having a Holiday Home at Anwoth is that there should be no sub-letting. Letting Holiday Homes are subject to legally enforceable safety regulations. Your insurance does not cover you for sub-letting and you will be breaking the new law if you do not have landlords certificates in place.
6. Holiday Home owner(s) must not carry out any trade or business whatsoever, in or from the Holiday Home.
7. Holiday Homes may be occupied from 1st March to 31st October or 1st March to 28th February if selected. Pitch fees are payable in advance each year and are due by 31st December. Unless authorised absolutely no deviation from this will be tolerated. Environmental Charges (which include Business Rates, Refuse Charges, Water and Sewage Charges) are due on 31st March.
7. b) Please note: Your caravan is at risk if you do not keep your account payment up to date. All accounts with outstanding debts will be looked at individually and letters will be sent out detailing a required course of action. If you do encounter problems paying your fees etc, please

speak to us and we will try and help. We have now 'signed up' with Guardian Recovery for an initial period of 2 years to chase up old debts.

8. No outside contractors or Holiday Home owners may be employed to work at Anwoth in or around Holiday Homes without permission of the management and then only if they are properly qualified and have read and signed our Health and Safety Handbook for contractors.
9. All Holiday Homes must be fully insured and have adequate third party cover and public liability cover of at least £2 million. We recommend that any Holiday Home should be insured through our own scheme and we recommend that they are covered on a New for Old basis for the first five years of their life. If any Holiday Home is not insured through us then please ensure you declare such cover when asked. A fee will be charged for asking for this declaration. Absolutely no uninsured Holiday Home can be stationed at Anwoth.
10. For insurance purposes all Gas must be purchased through the Office and paid for upon delivery. Gas must not be brought onto the Park from outside as this invalidates insurance.
11. All LPG hose should be to BS3212/1 and checked regularly. The current hose is either black or orange and stamped with BS3212/1 and the date of manufacture. If is more than 5 years old or not as described please inform the office. It should be no more than 2 metres in length as this will impair performance and could be dangerous. Any requirement in excess of this length will entail the holiday home pipe work being altered by an LPG Gas Safe Registered Gas Fitter.
12. All Holiday Homes (even privately owned ones) require an annual Gas Safety inspection to be carried out by a Gas Safe Registered Engineer and all portable electrical appliances require an annual PAT electrical inspection to be carried out by a suitably qualified technician working to current guidelines. A copy of the Gas Safe certificate and PAT electrical certificate must be submitted to the office and be 'in date' at all times. The Swalwells would fail in our duty of care to all Holiday Home owners if we did not insist on this and include it in our rules.
13. Each Holiday Home must have at least a 1kg dry powder fire extinguisher and owners should acquaint themselves with the position of Fire Points.
14. Holiday Homes are to be maintained in a sound and tidy condition with refuse put in the bins provided.
15. The area surrounding Holiday Homes must be kept tidy at all times. This includes the grass which is inaccessible to the Park grass cutting machines. If underneath the van can be seen then this condition refers to the vegetation there as well. Failure to keep this area tidy will put you in contravention of your Licence Agreement and we may have to charge if rectifying is necessary.

15. a) Each holiday home must have battery operated CO detectors and smoke detectors fitted.
16. a) Timber or plastic storage units and sheds are not allowed. Any such unit must be of totally non-combustible material and securely anchored. All timber and plastic storage units must be removed by 31st October 2015.
- b) Erection of any fences, drying lines, bunkers, laying paving slabs, etc is not permitted without the prior permission of the management who may in some cases have to seek approval from the local council and charge accordingly for obtaining that approval. Don't forget, we know the position of cables and pipe work underground. Without this knowledge you could cause expensive damage. Again a legal requirement for the Licence Holder. Any contravention may invalidate your insurance and your Licence Agreement.
- c) All deckings / verandas will be constructed by AHP or our approved contractors to ensure these structures conform to the standard design, materials and construction approved throughout the park (unless otherwise agreed with Park Management).
- d) Deckings / verandas, unless otherwise agreed by management, must be **no less** than 3.5m from adjacent Holiday Home. They **cannot** face each other in the space between Holiday Homes. They must **not** be enclosed and car ports and covered porches are not allowed. Painting of new deckings/verandas, the colour must be approved by Management. Again a legal requirement for the Licence Holder. Any contravention may invalidate your insurance or your licence agreement.
17. A 15 mile per hour speed limit applies to the Park roadways and care must be taken to minimise damage to the grass surfaces during wet weather.
18. Dogs must be kept on a lead whilst on the holiday home Park and exercised beyond the boundary or in the designated dog walk. Should any accidental fouling occur it must be removed immediately. Don't forget that when you sign your pitch reservation form you are agreeing that you have read and will abide by our rules. This also includes the rule regarding dog fouling.
19. Holiday Homes should be drained down at the end of each season and we offer a service to do this and also to gas and PAT test your Holiday Home each year.
20. No guns, whatsoever, will be allowed on the Park.
21. a) All Holiday Home sales must be arranged through Swalwell Holiday Group.

21. b) All conditions of sale are covered in clause 6 of the new Licence Agreement. Refunds due are also covered in Clause 13.3.

21. c) In addition to your legal rights our Warranty Terms for Holiday Homes are:

New	Parts and labour for one year
One to three years	6 months parts and labour
Three to five years	3 months parts only
Five years and upwards	No guarantee
Customer sale	No guarantee whatever age

21. d) Holiday Homes for sale will still attract Council Rates, Environmental Charges, Pitch Fees and Insurance charges whilst occupying a pitch.

21. e) Holiday Homes over 20 years old will not be resold onto Anwoth.

21. f) No holiday home over 20 years old can remain at Anwoth.

21. g) Any caravan sale at Anwoth must be accompanied by a gas safety certificate and an electrical safety check certificate irrespective of whether it is an Anwoth sale or a customer sale.

22. f) Your licence agreement allows you to transfer your ownership of your caravan to another family member. A £30 administration fee will be applied to facilitate all paperwork involved.

23. Please have the utmost consideration for fellow customers when using radios etc. Please supervise your children on play areas.

24. Conditions for hire are on the reverse of the hire prices and extra copies can be obtained at the office.

25. All indoor areas are strictly non-smoking at Anwoth.

26. No fireworks or Chinese lanterns may be used or released at Anwoth.

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Paul, Neil & Bob