



WEST DORSET

Leisure Holidays

WDLH Park Rules
For Holiday Home Owners

- Highlands End Holiday Park
- Golden Cap Holiday Park
- Larkfield Holiday Park
- Graston Copse Holiday Park
- Sandyholme Holiday Park
- Eype Beach Holiday Park

WEST DORSET LEISURE HOLIDAYS

PARK RULES

The park rules are in place for the good management of WDLH Holiday Parks and for the benefit of all those that use them. These rules form part of the Licence Agreement which is the contract between us for your occupation of a pitch on the park with a specified holiday home. Both the Park Rules and the Licence Agreement should be read together prior to the purchase of a new or pre-owned holiday home.

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

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

Please ensure that anyone using the holiday home is aware of the Park Rules.

The rules set out below are those 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 the termination of the Licence Agreement.

Safety

- You should use the park safely and should not cause dangers to others
- You should obey all Health and Safety/warning notices displayed on the park and act on the reasonable instructions of park staff in matters of Health and Safety.

Holiday Home Security

- You are solely responsible for securing the holiday home and personal possessions on the decking and within the approved storage box.
- Holiday Home Owners are allowed two false alarm call outs – when the alarm is inadvertently activated by the occupiers. All subsequent call outs will be charged at the standard call out fee.

Swimming Pool Safety

- You must follow the procedures for the use of the swimming pool and the separate rules applicable to the pool, sauna and steam room. The rules and procedures are displayed at the Leisure Club Reception.

Permitted number of Holiday Home Occupiers

- Your holiday home may not be used for sleeping a number of persons greater than the 'maximum sleeping capacity' stipulated in your Licence Agreement; if no number is listed then it may only be used for sleeping the number of persons for which it was originally designed.

Visitors to the Holiday Home

- Only people lawfully staying with your permission have permission to enter the park.
- It is your responsibility to ensure that your visitors and all the occupiers of your holiday home adhere to the park rules.
- Your visitors who are not staying overnight should leave by 11pm.
- You must ensure visitors register by completing the online visitors form and provide the registration number of their vehicle(s) if they are visiting for the day or staying in your holiday home overnight.
- Visitors who are staying whilst you are not there must have a key and be aware of how the Ramtech alarm operates.

Ejection on the Grounds of Behaviour/special circumstances

- In the event of persistent or serious misconduct by you or a member of your family, your occupiers, visitors or guests, we will follow any relevant notice procedures in the Licence Agreement. We do not have to follow any formal procedure to eject other visitors.
- On the advice/request of the Police or any other Government Agency we will act accordingly and eject the person(s) requested by the respective agency.

Condition of the Caravan

- You must not change the colour of the exterior of your holiday home without our prior consent in writing.

Your pitch

- You must keep areas around and beneath your holiday home and decking free of weeds and grass at all times.
- You must not use the space under the holiday home for the storage of any items
- You are responsible for keeping the area around the holiday home clean and tidy, including keeping grass cut.
- You are not permitted to exhibit signs or notices on your pitch without prior consent.
- You must seek permission to erect a satellite or television aerial.
- You are not permitted to install or extend decking on your pitch without written consent.
- A plan of any additional work such as paths or patios must be passed to the park reception and be approved before being carried out.
- You are not permitted to erect a decking screen on the holiday home decking.
- Hot tubs are not permitted.
- Water irrigation systems are not permitted.

End of season

- You must ensure that all gas, electricity and water connections are switched off throughout the closed period.
- During the closed season, we recommend that the blinds are up and curtains of your holiday home are drawn back, the seating cushions are pulled away from the outside walls and all items of value are removed.

- You must let the park know when you have closed up so the park can arrange for the holiday home to be winterized.
- You must activate your alarm.

Utilities & Installations

- You must switch off all gas, electricity and water connections when the holiday home remains unoccupied overnight or for a period in excess of 24hrs.
- If you experience any problems with the park's electrical, gas, water or drainage system, you should contact us. You must not attempt to work on any part of the park's electrical, gas, water or drainage system yourself; this includes any installation on the pitch.

Drainage System

- You must not introduce any foreign items into the drainage system including cleaning cloths, babies nappies or wipes, sanitary towels, condoms, cooking oil, grease or paint.

Enclosure of Pitches

- We do not permit the erection of fences or any means of enclosure of a caravan pitch.

Trees and Shrubs

- You must not cut any trees or hedges at the park. If you find any tree or hedge a nuisance, contact the Park Reception.
- You must not cause willful damage to trees, shrubs or plants on the park.
- You must seek approval to plant any tree or shrub.

Digging

- You must not dig any holes at the park.

Washing

- You may only use washing lines of the windowsill type which must be removed and stored out of sight after use.

Waste Disposal

- You must not deposit refuse outside your holiday home.
- You should use the refuse bins provided.
- Recycling points are available on the park, and you should use these facilities where appropriate.
- Ensure to use correctly by checking the items allowed in each container.
- Do not contaminate any recycling containers with items that are not permitted.
- There is no facility for the disposal of batteries and electrical appliances on the park.
- Garden waste should be left out separately next to the wheelie bins.

Vehicles

- You must ensure all vehicles you use on the park are insured for use on public highways.
- You must ensure all accessories and items towed or carried by the vehicle (such as towed boats, jet skis and roof boxes) are as for use on public highways.
- You must not keep disused or un-roadworthy vehicles on the park. We reserve the right to remove vehicles which appear to be abandoned after a 14-day notice period has elapsed.
- Motor vehicle repairs must not be carried out on the park, but a recognized breakdown service may attend in the event of a breakdown.
- Quad bikes, trials bikes and powered scooters are not permitted on the park.
- You must not wash cars with a hosepipe.
- You must **not** charge electric vehicles from your holiday home charging points are available on park the Parks.

Driving

- We permit cars, motorbikes, and mopeds onto the park for the purpose of access to the holiday home only. You must not drive vehicles around the park for other purposes such as visiting other locations on the park (unless you are Blue Badge holder). We may ask for reasonable evidence of any disability relevant to this rule.
- You must drive all vehicles on the park carefully and within the displayed speed limit of 10mph.
- Motorcyclists must wear helmets at all times whilst using the vehicle.
- You are not permitted to give anyone driving lessons at the park and we do not permit learner drivers on the park.
- You are required to comply with normal rules of the road, including those of driving under the influence of alcohol or drugs.

Parking

Highlands End and Golden Cap

- You are only permitted to park one vehicle next to your holiday home; additional vehicles are to be parked in the park's various hard standing parking areas. During adverse weather conditions or on waterlogged ground, vehicles must be parked appropriately using the limited number of hard surface parking areas.

Graston Copse, Larkfield and Sandyholme

- Parking is only available on the hard-standing parking areas.

All Parks

- Other than for delivery of goods and services you must not park or allow parking of commercial vehicles of any sort on the park, including: - Light commercial or light goods vehicles as described in the vehicle taxation legislation and vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.
- You must not park on the road or roadsides.
- You must not park in a designated disabled parking bay unless the vehicle is displaying a valid

blue mobility badge.

Motorhomes and campervans

- You are not permitted to park a motorhome or campervan adjacent to your holiday home.
- Motorhomes and campervans are only to be parked in an area agreed with the Duty Manager or Warden.
- You are not permitted to use a motorhome or campervan on the park as overnight accommodation unless they are booked and pitched on a designated touring pitch.

Tents

- You are not permitted to put up a tent adjacent to your holiday home.
- You are not permitted to use a tent on the park as overnight accommodation unless they are booked and pitched on a designated touring pitch.
- Gazebos are not allowed to stay up overnight or encroach on any neighboring pitches or parking spaces and must be agreed with the Duty Manager or Warden.

Behaviour

- You should respect the privacy of other holiday home owners/users and keep the noise to a minimum between the hours of 10pm and 8am.
- You must keep away from any vacant pitches.
- You may only consume alcoholic drinks within the boundaries of the pitch or on the park's licensed premises.
- You must dress appropriately outside the holiday home or when using the parks facilities.
- You must not use fire hoses for anything other than extinguishing fires.
- You must not use Chinese lanterns, fireworks or similar.
- You may not ride bicycles or scooters (or similar) so as to cause a nuisance or undue noise.

Storage Box

- Each holiday home may have one metal storage unit (Maximum size H1300*W1960*D890). The positioning of the box must be agreed prior to installation.
- The box should be manufactured in metal and be of either a cream, green or grey colour.

Visitors and Security

- It is the owner's responsibility to ensure that all visitors adhere to these Park Rules and are familiar with the location of the nearest Fire Point and the instructions on the Fire Notice.
- We will not hand holiday home keys to visitors. We will only hand keys to contractors with prior permission.

Pets and Dogs

- Dogs listed on the Dangerous Dogs act are not permitted on the park
- Holiday home owners are permitted a maximum of two dogs
- You must not exercise dogs on the park
- You must keep any dog on a lead/restraint when outside the holiday home or decking
- You must not leave a dog unattended in a vehicle or holiday home
- You must clean up if your animal defecates on the park
- You must not keep any pet or animal in the holiday home or on the pitch except those which are housed in a cage, aquarium or similar housing and remain at all times within your holiday home
- Your licence agreement contains undertakings not to cause any nuisance, undue noise, or disturbance. The undertakings extend to the behaviour of pets and animals.

Recreation

- You may only play hard ball games and in the areas set aside for recreation.
- You may not fly kites on the park.
- You may not use drones, powered model aircraft, or any other powered flying objects on the park.
- You may not use skateboards, roller-skates, roller blades, hover boards and all types of scooters at the park.

CCTV

- CCTV is in operation across the parks 24/7 for security and safety.

Postal Address

- You may not use the park address for postal deliveries unless essential and the park reception are aware.
- You may not use the park address to register for services that one would receive in lieu of council tax payment.

Fire Precautions

- You are required to have a fire extinguisher, 2 x smoke detectors and carbon monoxide detector in the holiday home.
- You must ensure the occupants of your holiday home are familiar with the location of the Fire Points and the contents of the Fire Notices displayed at each point.
- In the event of a fire on the park dial 999 and provide the park name and location of the fire
- You must not store fuels or combustible materials other than LPG containers on the park.

Holiday Home Sales

- Electrical and Gas safety certificates will be required before we market any holiday home.

CCTV/Cameras in Holiday Home Owners Caravans

- If you use CCTV you must warn visitors to your caravan/lodge by a prominent external notice, attached to it, the format and wording of which you must agree with us (our agreement not to be withheld unreasonably). The CCTV may only capture images of the area immediately around your holiday home, and not of any other part of the Park, such as any path or road, or any other caravan and its pitch and the area immediately around it.

Electric Scooters

- The use of Electric Scooters is not permitted on any of our Parks.

WIFI

- Wi-fi is available on Park (charges apply).
- Our wifi is not suitable for streaming. The service may not be the same as you are used to at home.

I have read and understand these Park Rules, which may be amended from time to time.	
Pitch No:	Date:
Signed:	Print Name: