

Sunnyside Caravan Park

Seaford, South East England

Park Rules

Sept 11

Sunnyside Caravan Park

Sunnyside Caravan Park (“The Park”) is owned by The General Estates Co. Ltd. (“The Owners”) whose Head Office is at Hotspur House, Hythe, Southampton.

Licences

Licences for individual caravan pitches (“Licences”) are offered to approved Licensees (“Licensees” but sometimes incorrectly called Tenants”) for the occupation and use of one or more pitches during the season permitted by Lewes District Council, currently 1st March to 31st October each year (optional November)

Approved Licensees

Approved Licensees (“Licensees”) are those who agree to be bound by the Site Rules and who have paid licence fees (sometimes incorrectly called Rents) fully in advance and whose payments have been accepted by the Owners.

Acceptance of rules

Anyone occupying or using a caravan or pitch on the Park, whether Licence Fees have been paid or not, **shall be deemed to be conversant with the Site Rules and to have agreed to be bound by them.**

Alteration

These Rules may not be altered except by the Owners in writing and then only if such change appears to be in the best interests of the majority of Licensees, or helpful to the efficient running of the Park. Wherever possible, reasonable notice of any change of Rules will be given to those Licensees likely to be affected.

Occupation

Occupation is for holiday purposes only. Under the conditions set by Lewes District Council, caravans may be occupied only between 1st March and 31st October (optional Nov and Dec usage) in any one year. Immediately thereafter, all caravans must be removed from the Park unless the Owners permit individual Licences to be renewed for the following season. Everyone living on or visiting the Park is required to comply with the regulations of the Site Licence, local authority or any other statutory authority.

Fees

Licence Fees for the season 1st March to 31st October are payable in two parts 50% payable by 1st November (in advance) at the end of the preceding season and 50% by the 1st March (in advance) for the current season.

Licence Fees for the season 1st March to 31st October can also be paid by Direct Debit in twelve equal instalments due on the 1st of each month from November to October for the season beginning 1st March.

Services

All services to water, electricity, and main drainage, are paid by the licensee in full at the time of occupation. Electricity is charged for separately on a metered basis.

Invoices

Neither receipts nor VAT invoices will normally be issued unless requested at the time of payment. No receipts will be sent unless a stamped and addressed envelope is included.

Notice

Licence arrangements may be terminated by either side by three month's notice in writing to the Licensee's last known address or Sunnyside Office whichever is appropriate. Shorter periods of notice incur loss of licence or fees pro-rata. Thus two months notice incurs the loss of one month's licence fees, and one month's notice the loss of two month's licence or fees, etc. The owners undertake to repay all outstanding fees as soon as possible after a caravan is removed from the Park.

Maintenance

The maintenance of caravans is the responsibility of each individual Licensee. All chassis to be kept in a reasonable condition, corner legs and tow bars to be serviceable. Subject to the availability of labour and materials, the Owners will be pleased to assist with repairs where necessary and estimates will be provided on request. The owners will also be pleased to provide materials for those wishing to carry out their own repairs. **Outside contractors are not allowed on site unless by express permission of the owner.** Any such work carried out by the Company will be charged accordingly at the current cost at any specific time. The occupier is responsible for the cleanliness of the pitch and caravan. **He must also keep the area underneath the home clear.** The exterior of the caravan is to be kept clean and undamaged. Occupiers are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the Institution of Electrical Engineers

and/or other appropriate authorities. All gas flues to be visually checked yearly.

Old Caravans

Whilst no Licensee is likely to be persuaded his caravan is too shabby to be generally acceptable, the only practical alternative is not to allow on the Park any caravan over 15 years old. An extra 5 years can be added at the Park Managers discretion. The age of the caravan is determined from the year of manufacture.

Dereliction

Caravans not removed at the end of the season and for which the licence Fees are overdue, may be removed by the Owners after 28 day's notice in writing to the last known address of the Licensee and sold to defray all reasonable expenses; any balance being forwarded to the same address at the Licensee's risk.

Winter Storage

If the Owners permit a caravan to remain on the Park between one season and the next, a Winter Storage fee, which is included in the individual Licence Fee, shall be paid in full and in advance. Water will not be connected before the 1st April, unless requested in writing.

Liability/Insurance

It is necessary for all caravan owners to insure their caravan against accident or injury whilst on the Park, and it is advisable to insure equipment and accessories against loss or damage. The Owners are not responsible for any loss or damage or injury occurring in or in connection with the Park or the Owner's activities there. We can offer insurance on our block policy on a New for Old basis. Proof of insurance must be produced before the licence fee can be accepted. Anyone found not to be insured will be given 14 days notice to produce proof of insurance, otherwise they will be given 28 days notice to leave the Park.

Sale on Site

All sales on site must be handled by Sunnyside Office. Licensees may not sell their caravan on the Park without the consent of the Owners. Consent will only be given to approved Licensees and a transfer fee or commission shall be payable to the Owners immediately a sale on site is approved. Such fee or commission shall be the responsibility of both seller and purchaser, jointly and severally. Consent for the sale of caravans on site over twelve years will not be granted. Whoever owns the caravan on the 1st of any given month will be responsible for the licence fee for that month. Any licence fees paid in advance by the seller at the date of sale shall be returned to the seller.

Right of Entry

The owners reserve the right to enter any caravan at any time in case of genuine or apparent emergency such as fire, storm, etc. and if need be to make such temporary repairs, security arrangements, etc. at the licensee's expense as may be necessary for the safety or security of other Licensee's or their caravans or goods.

Letting of Caravan

Letting of caravans is not allowed except to family and friends for a maximum period of six weeks in any one season. Family and friends may use the caravan provided they comply with the rules. The maximum occupancy must not exceed the berth of the caravan, a baby counts as one berth. The occupier is responsible for the conduct of children in his/her custody and of visitors. **The site office must be informed if anyone other than the Licensee is occupying the caravan**, this is a statutory requirement imposed by the local authority.

Animals

Pets, where permitted at the owner's discretion must not exceed more than one dog or cat to any one caravan. Dogs must be kept on a lead at all times and no animals are allowed in the toilets or showers. All dogs must be exercised OFF the Park, and any incidental fouling must be removed by the Licensee. A request to the local police to remove stray dogs will be instituted.

Change of Address

Licensees shall keep Sunnyside Office notified in writing of any change of address.

General

Each Licensee must have two gas cylinders per caravan at all times. **Should the gas run out when the office is closed, a surcharge will be made for acquiring replacements.**

Keys will be available only with written authorisation from Licensees.

Please keep to the paths where possible, as there is no individual fencing around caravans.

Parents must ensure their children do not make a nuisance of themselves or cause damage.

No games, except swing ball games allowed. Skateboards, roller boots/blades and scooters are prohibited, as is the Flying of Kites.

Bicycles to be ridden on roads, not between caravans, or on paths.

Toilets and showers must be kept in a clean and respectable condition by all, and the parents of children who abuse them will be severely reprimanded. Items other than toilet paper **must not be put down the toilets.**

The occupier is responsible for all household refuse being deposited in the approved containers, which must not be over filled.

The occupier must not permit wastewater to be discharged onto the ground. The use of sprinklers is prohibited. Fire points around the site – these stand pipes with hoses attached are for fire only, not for washing cars, etc. Hand held hoses can be used if a licence is obtained.

Washing lines are not permitted (including rotary type). Only rack type which fit on the caravan window are to be used.

Wheels must not be removed, nor the caravan repositioned. No external alteration or addition to the caravan or pitch is permitted without the prior approval of the owner and the local authority.

Television aerials, if fitted externally, must be approved by the Owners. Satellite dishes must not exceed 43cm and must be attached to the caravan (No poles or spikes to be put in ground). It must not exceed roof height.

Storage sheds or other structures are only permitted with the approval of the owner and where permitted must be of a design and size approved by the owner.

No barbecues are permitted on the Park.

Musical instruments, record players, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30pm and 8.00am.

All vehicles must be driven carefully on the Park roads and not exceeding the speed limit of 8m.p.h. Vehicles must keep to authorised parking spaces and not on the grass. **No vehicles are to be parked on the roads, driven between, or parked by the caravans at any time.**

Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance. Untaxed vehicles must be removed from the Park. The prior written approval of the owner must be

obtained before parking commercial vehicles. No learner drivers are permitted on the Park.

It is forbidden to carry offensive weapons, or other objects likely to give offence on the Park, or to interfere with or disturb any flora or fauna on the Park.

Access is not permitted to vacant pitches or workshops. Building materials or other plant must be left undisturbed.

No commercial enterprise or business activity may take place on the Park.

Seagulls and other wildlife must not be fed as it encourages rats and other vermin.

The Park has no obligation to accept letters or packets for Licensees.

The purpose of these Park Rules is to maintain Sunnyside Caravan Park as a quite open, friendly rural park with a genuine welcome for holidaymakers.

We are anxious to avoid the Park becoming a “shanty town” of untidiness – shabby caravans, broken down fences, overgrown flower beds and so on. To keep the Park as tidy and country-like as possible, fences and gardens (with certain exceptions) will not be permitted. The staff can then keep the grass properly cut with a mowing machine. The 2ft of grass around the base should be kept cut by the Licensee. A 75cm path to be provided and maintained.

In the same way, rowdiness will not be permitted; children, pets and radios must be kept under reasonable control so as not to cause a nuisance. Anyone permitting or causing a nuisance may be required to leave the Park immediately and without redress.

In our turn, we will endeavour to keep the Park and its facilities clean, tidy and in good working order. The Office will be regularly attended at reasonable times and we will do all we can to help our visitors enjoy their stay.

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