



Little Groves Leisure Parks Ltd.

PARK RULES

Welcome to Little Groves, we want to ensure that your time here is enjoyable and safe for everyone, and we do this by enforcing a set of rules. We advise displaying a copy of this document in your caravan at all times, so that anyone visiting understands the rules you must adhere to.

By paying the annual ground rent, you are advising us that you have read and understood this document, and agree to abide by the following rules and regulations:

Occupancy:

- Caravans are for recreational use only. Caravans may not be used as a permanent residence.
- Caravans may only be occupied for the open season set out each year by park management.
- No caravan shall be used to accommodate any number of persons higher than the number of berths installed by the manufacturer, with the only exclusion being children under the age of 3 that are being accommodated in a cot.
- Children are most welcome on site, however their safety and behaviour remains your responsibility at all times, including when using park facilities.

Selling Your Caravan:

- All private caravan sales must be approved by the office.
- Any caravan aged 20 years or over may not be sold on.
- All privately sold units must have a valid gas and electricity certificate.

Ground Rent:

- Ground rent must be paid annually in advance.
- Failure to pay ground rent will result in eviction from the park, which includes removal of your caravan from the park. Management may remove caravans from their pitch if the ground rent is not paid, without being required to give notice to the owner.

Behaviour:

- Respect your fellow park residents and staff, please be considerate toward them.
- Illegal drug use is not permitted on site. This includes in your caravan, on site, and in park facilities. Drugs are not tolerated, in the event of anything suspicious being raised to management, your caravan will be removed from the park and the police will be informed. If you suspect another park user of using drugs please alert staff as soon as possible.
- Excessive noise and disruptive behaviour are not allowed.
- Offensive language or behaviour will not be tolerated.
- Any form of abuse of our staff is not permitted at any level, including threatening behaviour.
- Any person found to be vandalising anything will have their caravan removed from the park. This includes, but is not limited to, graffiti, damage or destruction, tampering with park equipment such as electricity boxes.
- We ask that no children roam the park unsupervised after 10pm.

Pets:

- Well-behaved dogs are welcome. Dogs must be kept on a lead at all times within the park and beach.
- For existing owners: Any dog on the dangerous dog list must be kept on a lead and muzzled at all times when outside of your caravan, including when on your balcony.
- It is an offence to let your dog foul without cleaning it up. This council rule will be enforced and you will be fined.

Vehicles:

- Adhere to the speed limit of 10mph within the park for the safety of all residents.
- No person without a valid UK driving license is permitted to drive any vehicle on site, including the park and beach.
- Electric scooters (e-scooters) are not permitted on park.

Site Maintenance:

- Keep your caravan and surrounding area clean and well-maintained.
- Report any maintenance issues to the park management promptly.
- Wind breakers must be removable, and must be removed when you are not physically at the caravan. This is to allow site maintenance to take place. Any wind breaker left up may be disposed of by park staff.
- Please do not hinder staff as they carry out site maintenance.

Your Pitch:

- Please keep your pitch tidy and well-maintained.
- Pitch allocation is decided by the park. Should you wish to change pitch, all fees and regulations may be discussed with park management in the site office.
- Any alterations to pitches such as balconies, decking, steps or sheds must be approved by park management.
- Caravans must have a valid electric certificate in order to be connected to the electricity supply.
- Your caravan and pitch must not be used in any way that causes a nuisance to other park guests.
- No swimming pools, spas, or hot tubs. Small children's' paddling pools may be used in the summer months, the dimensions of which may not be larger than 4ft round and 6 inches deep. Children using paddling pools must be supervised by an adult over the age of 18 at all times.
- No trampolines or bouncy castles of any size are permitted.

Insurance:

- It is compulsory to insure your caravan. Caravans must have valid insurance at all times.
- Your insurance may not be valid without a current gas and/or electricity certificate.

Waste Management:

- Owners must dispose of their rubbish in the waste disposal bins, which are the silver skips found at the side of the clubhouse car park. Please do not leave rubbish in any other area.
- Owners and guests are responsible for disposing of their own rubbish. No large items or electrical goods are to be disposed of on site. The only rubbish that may be disposed of on site must be in black household waste bags.

Guests:

- We are an owners only site; subletting or hiring out your caravan is strictly forbidden. Any customers found to be doing this will be removed from the site.
- Friends and family are permitted to use your caravan when staying with you.
- You are responsible for your visitors, you will be held responsible for any misbehaviour from them, and your caravan may be removed from the park as a result of this.
- Please advise children and guests of all the dangers in the local area. This includes the sea, the cliffs, ditches, ponds and roads, as well as the heavy machinery that is used around the park.

Fire Safety:

- Follow fire safety guidelines and ensure that your caravan is equipped with a working smoke detector.
- Owners must ensure a fire extinguisher is present in their caravan at all times.
- It is strongly advised that all caravans have a valid gas certificate.
- It is strongly advised that all caravans have a valid electricity certificate.
- In line with fire safety regulations: no open fires, no chimineas, no tents, no wooden steps, no wooden balconies.

- Keep the underneath of your caravan clear. All caravans must be capable of being moved at any time.
- Fire reels must only be used for fire fighting.
- No more than 2 gas bottles may be chained up outside your caravan. The gas bottles must be on a hard standing, or in a non-flammable box.
- No electric scooters or hoverboards.

Security:

- Report any suspicious activity to park management or security personnel.
- Keep valuables secure, and lock your caravan when you are away.

Facilities:

- There is a football/basketball cage on site, as well as a playing field next to the cage. No ball games are to be played on site except in these areas.
- The club house may be used by all owners, ticketed events are held throughout the year that you must purchase tickets should you like to attend.

Emergencies:

- Report any emergency situation to park management or security personnel immediately.
- If you call any emergency service, please let us know immediately. This enables us to direct them to the incident in the quickest way possible, including opening any barriers that may be in their way in a timely manner.
- We strongly recommend keeping a charged up torch in your caravan for emergencies.

Compliance:

- Failure to comply with park rules will result in warnings, fines, or your caravan being removed from the park at management's discretion.
- If a customer's caravan is removed from the park due to non compliance with the park rules, no refund will be issued for any payments made.

Management Authority:

- Park management reserves the right to amend these rules as needed for the benefit of all residents.
- Management are responsible for deciding the fate of any customer not abiding by this set of rules.
- The company will not be responsible for any personal accident, loss or damage to persons or property.
- A copy of these rules is available from Little Groves' office during open hours.

We are a family run site, and we try to make your time here with us as enjoyable as possible. We can't control everything, so if you are aware of something happening that isn't right, please call us so we can attend the situation. We are contactable 24 hours a day, 7 days a week on the contact numbers below:

Belinda: 07900061515

Nick: 07850772013

Dave: 07770956289

Office: 01795510316

Thank you for following these rules to make the park the best it can be for all our owners.