

FEN FARM CARAVAN & CAMPING SITE

Static Caravan Policies 2019

These policies are in place for the good management of the site and the benefit of all who use it. The expression you/your means the caravan owner and the expression we/us/our refers to the proprietors

- Static Caravans on Fen Farm Caravan & Camping Site may be occupied from Friday 1st March to Sunday 1st December 2019 (weather dependant) for holiday or recreational purposes only
- A valid copy of your caravan insurance certificate must be left in the office
- We shall be responsible for repairing the base on which the caravan stands and for maintaining any gas, electricity, water, sewage or other services supplied by us to the caravan (If any damage has been caused maliciously a charge may be made). Please note our responsibility ends at the meters
- The electricity supply is 16amps to your caravan. Please do not overload the system
- We shall maintain in a clean and tidy condition those parts of the site, including access ways, site boundaries, which are not the responsibility of any caravan owner
- Your caravan must not be hired and accommodation must not be rented to paying guests
- Fen Farm Caravan Site can not be registered as your main address or used for residential purposes
- All your visitors must obtain our permission before entering the site. They must report to the office if arriving during office hours and leave a car registration. If you have visitors arriving outside office hours please let the office know in advance. They should park in the car park outside the office. If your visitors have young children, are elderly or disabled, arrangements can be made out of office hours for them to enter the site. We reserve the right to block barrier cards if we feel they are being mis-used

UNDER NO CIRCUMSTANCES SHOULD VISITORS BE GIVEN ACCESS TO THE SITE WITHOUT INFORMING US – THIS INCLUDES LETTING YOUR VISITORS THROUGH THE BARRIER WITH YOUR OWN CARD

FEN FARM IS PRIVATE PROPERTY THEREFORE IF YOUR VISITORS ARE NOT REGISTERED WITH THE OFFICE THEY ARE TRESPASSING

- You may not access Fen Farm Caravan Site in the closed season unless there is a valid reason, in which case at least 72 hours notice is required
- Fridges, batteries and general scrap must not be left on the park. The skip is for waste from the site only, no mattresses. Domestic/Commercial waste must not be brought on site and deposited in the skip.
- We do not permit traders or salesmen access to the site except with our prior consent
- Please note that there are CCTV cameras in some areas of the site for security purposes
- It is your responsibility to ensure that your visitors and occupiers of your caravan adhere to the park rules. It is your responsibility to ensure that visitors using the caravan in your absence know how to use the gas, water etc.

- No caravan may change hands except by consultation with us. This includes Will inheritance. If you decide to leave the site and sell your caravan to us after 30th September payment could be delayed until the following February
- We are entitled to eject anyone from the site who persistently acts in a manner likely to upset or annoy other users of the park or our staff or who is guilty of a criminal offence
- The agreement to rent a caravan site is between the proprietors and one named person or a couple and is not transferable
- The pitch fee entitles you to rent a caravan site, that is the concrete base on which the caravan stands, for one year. No refund for pitch fees will be given after June
- A key to each caravan must be left in the office and returned when it is borrowed
- No alterations may be made to the exterior of the caravan or the surrounding area without prior consultation with us. The area around the caravan should also be kept tidy and the grass cut regularly. Your caravan must be kept clean at all times
- Each caravan may have one shed of a type and size approved by us
- We do not permit external structures to be added to caravans unless approved by us
- We do not permit the construction of any form of skirting to a caravan without consultation with us
- You are solely responsible for securing the caravan and must ensure that the caravan and its contents are adequately insured throughout the year. We are not responsible for any theft or damage to your personal possessions while they are on our property
- We are responsible for winterising and de-winterising your caravan. If it appears that you have de-winterised your caravan yourself we **WILL NOT** check it unless you have requested we do so at the office. We **WILL NOT** de-winterise washing machines. Please ensure access to your bathrooms, kitchen and boiler/water heater are not blocked
- All gas and water connections must be switched off when the caravan is not occupied
- If you experience any problem with the sites electrical, gas or water system please contact us. You must not attempt to work on the sites electrical, gas or water system yourself. We shall do everything we can reasonably to provide and keep the services available to your caravan. However we are not be responsible for any temporary failure or lack of facilities and services if this is caused by something out of our control
- You must not cut any trees or hedges on the site. If you find any tree or hedge a nuisance please inform us
- A maximum of two cars may be parked by each caravan. Any extra cars must be parked in a car park. Not all pitches are suitable for 2 cars
- The showers in the block on Fan Meadow are for the use of Seasonal Pitch holders only – there is not the capacity for use by owners or visitors of Static caravans
- Admin charges may be made if we have to contact you regarding failure to abide by our Policies
- Refuse must not be left or deposited outside your caravan. Please use the bins provided. Please recycle refuse where possible
- Electricity, Gas & Water meters will be read towards the end of the season. Access to meters must not be obstructed. If you would like a more frequent reading, please ask at the office

- No powered equipment to be used after 12 noon on Sundays
- To comply with the law, only people with a current driving licence and full insurance may drive a vehicle on Fen Farm Caravan & Camping site. You are not permitted to give anyone driving lessons on the site
- Barrier cards give access to the site from 6am until 12 midnight. Anyone arriving outside these hours should leave their car in the car park. If you have a valid reason for access out of these hours, please discuss with us
- A crash helmet must be worn when riding a motorcycle on the site
- Children are not permitted to ride in the back of open trucks, boats or at the steering wheel of any vehicle.
- All off road vehicles and powerboats must be insured and a valid copy of the insurance certificate must be left in the office. These must be agreed with the office before they come on site and removed at the end of the season unless otherwise agreed. There may be a charge to store these by your caravan. Please drive on the beach sensibly with consideration to others
- Small boats may be kept on site but must be removed by the end of the season
- The beach gate must be closed when not in use
- No engine driven i.e. electric or petrol ride on toys on site – pedal power only
- Driving/Parking on the grass is not permitted when the ground is soft
- Cars are permitted onto the park for access to caravans only and they must not be driven around the park. Speed should be kept to below 10mph everywhere on site and pedestrians and cyclists given priority
- Please act in a courteous and considerate manner towards anyone visiting or working on the caravan site
- Please respect our privacy and do not go to 'Lanes End' or the Farm house with general enquires
- The toilet blocks are not play areas, please make your children aware of this. Young children must be accompanied
- Hosepipes may not be used except in the boat washing area unless prior permission has been given. Plants may be hand watered only
- No responsibility is accepted for any caravan owners or visitors property at any time
- We advise that bikes ridden after dark have sufficient lights to be seen
- To respect the privacy of other caravan owners, we must insist on quiet after 11pm
- Dogs must be kept under control at all times and all fouling must be removed immediately. If we consider a pet to be a nuisance or to be affecting the comfort of others we reserve the right to ask the owner to remove it. Dogs must be kept on a lead in Travers, Moorhens Rest, Berry Field and Owls Retreat
- There is no public access to the workshop or store yard

- Play areas are not supervised by Fen Farm staff and no responsibility is accepted for the safety of children. Children are not allowed in the play area before 8.30am or after 9.30pm or dusk, whichever is earlier. You are responsible for the conduct of children in your custody. This includes visitors children. Please ensure they respect the privacy and tranquillity of others. Children should not be without proper, responsible parental or guardian supervision after 10pm. Please give consideration to people around the parks early in the morning.
- Nothing may be stored under caravans
- All information left with us is held securely on our computer system and dealt with in accordance with the Data Protection Act
- Gas and electrical, installations and appliances in you caravan should be regularly serviced and/or checked annually
- You should use the site safely and should not cause danger to others
- Children must be supervised when near the ponds
- Office opening hours are 9am to 5pm, Monday to Sunday during most of the open season. Office hours maybe longer in peak times, and shorter in quiet times. In the closed season the opening hours are 9am to 1pm, Monday to Friday only. At all other times messages may be left on the answer phone. A contact number for emergencies occurring on the park is displayed in the office window along with other useful contact numbers
- Please report any problems, maintenance or repair requests to the office and do not approach ground staff or any staff out of their working hours. Charges may be made for maintenance or repairs
- We reserve the right to amend these rules at any time. Any changes will be notified in writing to your home address or e-mail held on file in the office
- Please report any problems to the office – if we don't know about it, we can't do anything about it!

Unacceptable, antisocial behaviour will not be tolerated from adults or children.

**Anyone unable to comply with these rules will be asked
to leave the site immediately**

By paying your site fees you agree to the above Static Caravan Regulations 2019

96 years of camping and caravanning
Proprietors: Ralph and Wenda Lord