



Park Rules Apply To All Owners, Guests and Visitors

- 1 In accordance with the site licence and planning permissions, owners and guests may occupy the park all year round for holiday use only. Please see the attached FAQ sheet to explain holiday use in further detail.
- 2 Hot tubs are not allowed on Ocean Cove.
- 3 All park grounds are communal. The area of land designated for an individual leisure lodge is the area covered by the leisure home. The area of usage for an owner will generally be determined as the side at which the doors open. The park owners reserve the right to clarify any discrepancies.
- 4 All brokerage of leisure homes must be conducted through the site office and brokerage forms are available on request at the site office. There is a fee of 15% plus VAT for this service.
- 5 Lodge Owners and their guests (including Children) are required to comply with the following standards of behaviour (a) to act in a courteous and considerate manner towards the Park Owner's employees and other customers of the Park Owner. (b) To supervise children properly so that they are not a nuisance or danger to themselves or others. (c) not to commit any criminal offence at the Park or use the lodge for the furtherance of criminal activity (d) not to commit any acts of vandalism or nuisance or use any unlawful drugs.
- 6 All leisure lodges are to be kept in good condition and maintained to the high standards of the park. The owner is responsible for the general upkeep of the leisure home and the tidiness around the unit. Changing the exterior colour of the lodges is not permitted without the park owners written consent.
- 7 Any works on site must be approved by the office and a plan provided. Patios and stone slabs may be laid, by laying these slabs they are deemed to have passed into ownership of the park and may not be removed unless the ground is restored to its original condition.
- 8 No signage or marketing materials are to be displayed on or in lodges, or around the pitch area such as "For Sale" or "To Let" signs.
- 9 Disabled access ramps, and balconies will be allowed on the park. They must be purchased through approved contractors and constructed by an approved contractor. Please put your proposal to the Ocean Cove Office for written approval prior to commencement.
- 10 Tents, touring caravans, motorhomes and trailers are not permitted on the park.
- 11 Ball games are not to be played on the park at any time. Flying of kites is not permitted.
- 12 No washing lines or rotary driers are to be used. Portable clothes airers may be used but must not impede on the views of other lodge owners.
- 13 The use of hosepipes is strictly forbidden for the washing of cars on the park.
- 14 Animals are permitted at the discretion of the Park Owner and where applicable must be registered. All dogs must be kept on a lead and under strict control. Permission for animals may be withdrawn if the animals are deemed by the Park Owner (at their absolute discretion) to be dangerous, a nuisance or detract from the amenity of the Park. Owners of animals must ensure that their animals do not foul the Park or any adjoining beach or land.
- 15 The Park Owner shall not be liable for any injury, death, sickness or delay of or to any person entering the Park whether the Lodge Owner or occupier of a lodge or otherwise or for any loss, damage or detention of or to the property of any such person of whatsoever nature and howsoever, when so ever and where so ever such injury, death, sickness, delay, loss, damage or detention may be caused, save to the extent that it is caused by negligence on the part of the Park Owner or its employees. The park Owner shall not be liable for any loss, damage or inconvenience of any nature whatsoever and to whomsoever the same may be caused arising out of the fact that any part of the Park or any of the facilities on the Park may not be available as a result circumstances beyond control of the Park Owner.

Holiday Home Safety

- 16 All leisure lodges must be fitted with a fire extinguisher and smoke alarm.
- 17 A key to every leisure lodge must be deposited at the office in case of emergency.
- 18 Maintenance work on lodges is only to be carried out by the park's own staff, approved contractors or the owner or his/her immediate family.
- 19 It is strongly recommended that the following safety checks are carried out by certified contractors.
Gas, fuel, and ventilation checks - annually
Electrical portable appliance tests - annually
Full electrical system test - three years
- 20 All motor vehicles should not exceed the 10mph speed limit and must observe the one-way systems.
- 21 It is parents' responsibility to ensure children are not left unsupervised on the park.
- 22 In the interests of safety, children are not permitted to ride bicycles or similar on the park unattended by an adult. Please ensure that all one way systems are adhered to.
- 23 No unlicensed or uninsured vehicles are to be driven or parked on the park at any time.
- 24 Strictly no subletting on Ocean Cove.
- 25 Leisure lodge owners will ultimately be held responsible for all persons occupying their unit. In the event of behaviour likely to cause offence or damage to any other user of the park or the facilities, the park owners reserve the right to remove any offenders from the park without redress.
- 26 Existing trees, shrubs, hedges etc. will be maintained by the park and must not be cut down or pruned by anybody else without permission.
- 27 "Fly tipping" or garden refuse disposed of in the wheelie bins around the park will not be tolerated. These are for domestic rubbish only.
- 28 Noise is to be kept to an absolute minimum especially late at night.
- 29 Car parking is permitted in the designated areas only, under no circumstances are vehicles permitted to park on the grass or to obstruct the one way systems. Only one vehicle per lodge is permitted unless the park owner gives written consent for a parking bay extension.
- 30 Swimming pool and gym rules must be adhered to whilst using the on-site facilities, a copy of these rules can be found in the office.
- 31 Rules will be reviewed annually and all owners will be notified of new rules.
- 32 Copies of the park licence and conditions are available at the office and these conditions must be adhered to at all times.

Please sign and return a copy of this document to Ocean Cove

Home Owner's Name: _____

Lodge Number: _____

Signature: _____

Frequently Asked Questions - Holiday Use

Ocean Cove is a holiday park, not a residential park. It is important that lodge owners understand what that means. The following questions and answers explain the holiday use requirement.

Q. What can my Caravan be used for?

A. Caravans at our Park can only be used for holiday purposes. This means the Caravan may not be someone's main residence. That is why we ask you about the address of your main residence and will continue to do so while you own the Caravan.

Q. What is a holiday?

A. A holiday is a period of recreation away from your main residence, during which no work is done.

Q. How long can a holiday be?

A. Individual circumstances vary. The point is that someone who is on holiday has their main residence elsewhere where they mainly live.

Q. How frequently can I have a holiday?

A. There is no limit to the number of holidays which can be taken in the Caravan provided that it is not used as someone's only or main place of residence.

Q. Can I work locally, and my children go to local schools?

A. No, as commuting to work or school from this Park would be taken as strongly indicating the Caravan is being used as someone's main residence.

Q. Can I register with the doctor locally?

A. Of course, people get ill on holiday and may use the local doctor as a temporary patient. It should not be necessary for someone with a main residence elsewhere to register with the doctor for holiday periods unless they have particular health requirements.

Q. I am retired. Can I use the Caravan all the time?

A. Being retired does not mean you are on holiday. The test is whether you have a main residence elsewhere.

Q. My main residence is overseas. Does this count?

A. Yes, but all the facts are relevant when deciding whether the overseas property or the Caravan is your main residence. These would include whether you own the overseas property or, if it is rented, then how long you have rented it for, how much time you spend in the Caravan and how much in the overseas property.

Q. Can I run a business from the Caravan?

A. Definitely not. This would not be consistent with holiday use. However, if someone wanted to keep in touch with their work or business whilst they are on holiday, for example, they could use a laptop, tablet or smartphone.