



Oakwood Valley Lodges

Llanfair Caereinion

Welshpool

Powys

SY21 0DB

Tel: 01938 811 806

Email: info@oakwoodvalleylodges.co.uk

PARK RULES

The following Park Rules are in place to ensure that acceptable standards are maintained on the Park for the benefit of all owners. These Park rules form part of the Licence Agreement that is the contract between us for your occupation of a pitch at Oakwood Valley Lodges. The rules set out below are the Rules referred to in your Licence Agreement. You are reminded that breach of these Rules is breach of your Licence Agreement and may result in its termination.

General

1. Occupiers and their visitors are required to comply with the regulations of the Site Licence as issued by Powys County Council, the Health & Safety Executive and/or any other statutory authority or enactment.
2. Oakwood Valley Lodges is a holiday park and **NOT** a residential park. Occupiers must have another residence. On reasonable notice from us, we may ask you to provide your main residential address and evidence of your residence there.
3. The Park is officially open for 11 months. If you intend to visit your lodge during the closed season please phone a member of management at least 48 hours before and you will be advised if you are able to visit or not. If you intend to have servicing/internal works carried out, you must personally accompany the engineer/tradesmen during their attendance (a member of staff will not supervise any works on your behalf). **You cannot stay overnight during the closed period.**
4. It is your responsibility to drain down and prepare your lodge for the closed period. During the closed season utility services may be turned off throughout the Park for operational/development reasons.
5. The Park cannot be listed as the occupier's mailing address and the Park reserves the right to return to sender any mail received.
6. Occupiers cannot register at the local doctors on a full-time basis and can only apply for a 3-month temporary holiday register.
7. Occupiers wishing to sell their lodge must notify management in writing of their intention. Occupiers wishing to sell their lodge privately must be reminded that all sales must be conducted through the Park office. A commission of 15% plus VAT (at the appropriate rate) of the selling price is payable to the Park. Once we have approved your buyer and the sale has been transacted, we will issue them with a Sales & Licence Agreement for the length of time the Agreement period still has to run. (Please note The Park is aimed and designed to accommodate adults only. Children



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are only allowed as visitors and the Park will not sell any lodge to families with young children.)

8. Under no circumstances are any unauthorised advertising signs or 'For Sale' signs to be displayed.
9. Subletting is NOT allowed. The Lodge may be used by the occupier and occasional guests. The occupier is responsible at all times for the conduct of their guests. The office must be notified and all visitors must report upon arrival.
10. Occupiers are responsible for ensuring that their unit has valid and current insurance (a quote can be obtained from the office). If not insured with the Park an up-to-date copy of your cover must be provided to the office. You are also responsible for ensuring all electrical, water and gas appliances comply, at all times, with the requirements of the Regulatory Authorities. We also recommend Gas Safety Service on an annual basis.
11. A spare set of keys must be left with the office. They will only be given out in an emergency and under no circumstances will they be handed out to a third party without written consent from the occupier. The Park retains the right of access to any holiday lodge for the purpose of satisfying Health & Safety legislation or utility supply regulations.
12. All site fees must be paid in the month in which they are due each year to ensure your pitch for the forthcoming season. Failure to pay the site fees by the due date gives us the right to withdraw the offer of a pitch and to remove the Lodge to await your collection (for which a disconnection and storage fee may be payable). All other utilities, services, fees or bills are to be paid within 14 days of invoicing.
13. Your holiday Lodge 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 stipulated then it may not be used for sleeping a number of persons greater than the number for which it was designed.
14. Skateboards, hoverboards, roller skates, scooters, children's bicycles etc. are not permitted. No games are to be played around the Park. Children must play in the field and be supervised by an adult.
15. You must respect other owners' privacy at all times. Walking around or behind other occupied lodges is prohibited.

The Pitch & Alterations

16. Lodges will be sited at the discretion of the Park and may be moved at any time to comply with regulations or to facilitate Park improvements.



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17. To ensure adequate ventilation you must keep the underneath of your lodge clear and not use it as storage space. If your lodge has a skirting, a hatch or access door must be fitted to allow access to the underside of the lodge.
18. The colour of the lodge exterior must not be changed without our prior consent in writing. Lodges must not be reclad without prior permission and approval of the materials from the Park.
19. The lodge must be maintained in a state capable of movement but may not be moved off the pitch without our prior consent in writing.
20. Outside of your lodge there are no private areas. Solar lights are permitted to partially light the pathway to your lodge, but please be mindful of placing so that mowing can still be carried out. Gazebos, windbreaks, flags and multiple statues/figurines are not permitted; the Park retains the right to remove such structures without liability. If you are unsure please check with the office.
21. Private gardens must be kept neat and tidy. **No trees or shrubs may be planted without the Parks approval.** Anything that is planted by you on the Park cannot then be removed without the Parks prior permission. You are **NOT** permitted to erect any new fences and hedges. Existing fences and hedges must be properly maintained, but may not be replaced or removed.
22. You or your guests must **NOT damage, remove or interfere** with any equipment, property, **flora or fauna** on the Park which is owned by the Park or by a third party. You are NOT permitted to cut/lop any trees or hedges belonging to the Park.
23. Caution is advised when maintaining your pitch as site services are close to the surface.
24. If a Lodge or pitch is deemed by the Park to be in an untidy or poor condition notice may be given to charge the occupier for the work(s) required.
25. Gardens must be left intact when you vacate your pitch. Vegetables may not be grown.
26. You are not permitted to keep any flammable substances on the Park except for your reasonably necessary domestic use.
27. No explosive materials may be kept on the Park.
28. For the safety of occupiers, bonfires, paraffin heaters, incinerators, pyrotechnics and other external fires are not permitted on the Park. Barbeques are allowed, provided you have taken adequate safety precautions to prevent the spread of fire.
29. No guns, firearms or other offensive weapons may be kept on the Park under any circumstances.
30. Only window lines are allowed. Washing lines are prohibited unless agreed with the Park. Washing must NOT be draped over the balcony hand rails.
31. If you wish to carry out improvements to your lodge or pitch you must submit a written request to the Park in advance, setting out the details of the proposed improvements along with plans/sketches of the proposed improvements. This includes any plans for erecting trellis, balcony, decking or adding any footpaths/slabbing.



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32. TV aerials and satellite dishes must be screened from public view where possible.

Storage

- 33.** One storage box or other similar structure is permitted per pitch. The size, type, material, location and design must be approved in writing in advance by the Park. It is your responsibility to ensure it is adequately maintained and kept neat and tidy at all times.
- 34.** Any box or structure erected must be made of non-combustible material and must comply with the conditions of the Park's site licence and fire safety requirements.

Household Refuse

- 35.** You are responsible for the disposal of your household waste, including garden and recyclable waste. Waste must be deposited in the appropriate bins or containers provided. Containers must not be overfilled. No external dustbins are allowed outside the lodges.
- 36.** Any scrap metal, furniture, batteries, electrical items etc. must be either taken home or to the local refuse point.

Business Activities

- 37.** You are not permitted to carry on any business activities from your holiday lodge, the pitch or any other part of the Park. You must not use the holiday Lodge, the pitch or the Park for storage of stock, plant, machinery or equipment used or intended for any business purpose.

Noise Nuisance

- 38.** Musical instruments, music players, TV's, radio's and other appliances must not be used in such a way as may cause a nuisance or disturbance to others, particularly between the hours of 10.00pm and 9.00am.

Utilities

- 39.** You must take appropriate steps to safeguard your external water pipes against potential frost damage.
- 40.** Hosepipes may be used but care should be exercised not to waste water.



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Vehicles and Parking

- 41.** The speed limit on the park is 10mph and must be strictly adhered to at all times.
- 42.** Parking is only permitted in the spaces provided and vehicles should be kept off the grass at all times.
- 43.** Roads must be kept clear at all times for access by emergency vehicles.
- 44.** Abandoned or unroadworthy vehicles must not be kept or used on the Park.
- 45.** Touring caravans, motorhomes, lorries, vans, boats and any other large vehicles are not permitted on the Park without prior permission.
- 46.** You must not carry out any major works on a vehicle on the park, such as dismantling of parts of the engine and the removal of oil and other fuels.
- 47.** Any delivery vehicles must be met by the office. Delivery drivers are not permitted to enter the premise.

Pets

- 48.** Dogs are only permitted on the Park if kept under control and supervised at all times and on a short lead.
- 49.** Occupiers should have no more than 2 dogs, unless you have a prior agreement with the Park.
- 50.** Do not allow your dogs to annoy your neighbours or foul areas around the Park. Please clean up after your dog at all times (even in the field). A dog waste bin is provided. If your dog is noisy and unsociable you will be asked to remove it from the Park and it will not be permitted to return.
- 51.** Dogs should be exercised off the Park or in the field.
- 52.** Nothing within these rules prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dogs UK or any successor body has issued you with an Identification Book or other appropriate evidence of requirement.
- 53.** Unsociable or dangerous dogs are not permitted and The Park reserves the right to refuse certain breeds of dog.
- 54.** Other pets are at the Parks discretion.
- 55.** Please adhere to the countryside code by respecting the countryside, farmers, farmland and livestock. Please ensure you close all gates behind you.



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Fire and Safety Precautions

56. You are solely responsible for securing your lodge. All gas, electricity and water connections must be switched off when the lodge is unoccupied.
57. If you experience any problem with the Park's electrical, gas or water system please contact a staff member. You must not attempt to work on the Park's systems yourself.
58. You must not introduce any foreign items into the drainage system including cleaning cloths, nappies, sanitary towels, cooking fat, engine oil, grease, paint etc.
59. All lodges must be equipped with their own appropriate firefighting equipment, including a dual-sensitivity smoke detector, carbon monoxide detector and a fire extinguisher containing a minimum of 1kg of dry powder and filled with an indicator dial. You are responsible for maintaining this equipment.
60. It is forbidden to tamper with or to interfere with any of the firefighting equipment on the Park. These must only be used in case of an emergency.
61. All occupiers are advised to remove all valuables from their lodge when not in use. Do not leave valuables on show.
62. Caution must always be taken around both the stream and the wildlife pool. Water is always dangerous.
63. If you see anyone acting suspiciously around the Park or if you see someone you know should not be on the Park, please inform a member of staff.

Oakwood Valley Lodges reserves the right to change or modify these rules at any time without giving prior notice. All of the Park staff have full authority to enforce any rules and regulations as necessary.