



## **Rules & Regulations of the Park**

1. The site speed limit is 5mph, drivers must have a valid driving licence and be insured.
2. Vehicles must not be driven on the grassed areas. There are no facilities for vehicles to be parked next to chalets (this is a pedestrian area) unloading must be done from parking areas. Please park in a marked bay.
3. Point Curlew caters for families and couples only and does not accept bookings from either single sex groups or groups of young adults.
4. Chalets are to be occupied only by the persons (including children) stated on the booking form and must not exceed the number of berths. Failure to comply may result in eviction from the chalet.
5. No noise between the hours of 11pm and 7am and consideration should be shown for your neighbours at all times.
6. Any chalet owner/holiday maker found behaving in a manner that is detrimental to other holiday makers, or found causing criminal damage (defacing or damaging property) may, at the discretion of the management, be asked to leave the site without refund. In the case of criminal damage the Police will be involved.
7. Any chalet owner/holiday maker that behaves in a manner that is detrimental to other chalet owners/holiday makers or to the management of the site in any form that interferes with the enjoyment of the site by other chalet owners/holiday makers may at the discretion of the management be asked to leave the site.
  - a. Supervision of children, parents will be responsible for their children's actions. Children under 16 years of age must be accompanied by an adult after 9pm.
  - b. No ball games within the chalet areas. Toy guns including BB guns or catapults are not permitted on the park.
8. Bicycles must be ridden with/kite flying must be carried out with due care and attention and with consideration for other holiday makers on the park.
9. BBQ's are not permitted on the Chalet Park due to fire risk. Please use the designated BBQ area. No open fires, fire pits or chimneys are allowed anywhere on the park.
10. No washing lines to be strung between buildings or trees, no rotary lines.
11. Bins are located around the park, please ensure that all general rubbish is bagged and that any recyclable materials are put in the correct containers. No Bags of rubbish to be left outside chalets as this encourages seagulls and vermin. No dustbins are allowed outside chalets.
12. Point Curlew does not accept any responsibility for persons staying at the park or using the facilities and will not accept liability for the loss or damage to persons and/or property.
13. No dogs except Guide Dogs.
14. Standard aerials and receiving dishes will be allowed to be fixed to the roofs of chalets so long as they do not protrude above or below the roof line.
15. Owners are reminded that they only lease the ground covered by their chalet. Alterations of any kind may not be carried out to the grassed areas surrounding chalets. Patios may only be erected by permission of Mr & Mrs Francis. Nothing may be put on patios to obstruct natural walkways past chalets. They must be kept clean and free of weeds at all times. All major external work must be carried out by the site maintenance team to ensure the quality of workmanship.
16.
  - i) Alterations to buildings including re-roofing not to start between the 1<sup>st</sup> May and 30<sup>th</sup> September, all outside work to finish prior to the 1<sup>st</sup> June and may not start again until after the 31<sup>st</sup> October, painting and wood treatment during this period should also be avoided where possible. Except for emergency repairs, all such work to be agreed by Mr & Mrs Francis prior to commencement.
  - ii) Internal works are to be carried out between 9am and 6pm and noise must be kept to a minimum. As little work as possible to be done in chalets between June and September.
17. Pursuant to clause 2(r) of the chalet lease, the following new regulations will apply with effect from 1 June 2009:-

No Sign, notice, placard, poster, sticker, advertisement, flag, logo or lettering of any description shall be placed or displayed in or on any part of your chalet so as to be visible from the outside or on any part of the Estate without written permission of the landlord . The landlord reserves the right to remove any item that is in breach of this regulation.

18. Not without the prior written permission of the Landlord to erect or place any shed, cupboard, storage container or any other temporary or permanent structure of any description whatsoever on any part of the Estate nor to plant any tree, shrub, bush or plant or otherwise cultivate any part of the Estate without such prior written permission. Leaseholders are reminded that their leases relate only to their chalets and the pitches on which they stand, not to any of the land surrounding them, and any structures or growing things found anywhere on the Estate in breach of this regulation will be removed and disposed of by the landlord who will charge the leaseholder in breach a fee not less than £50.
19. No rubbish of any description may be left anywhere on the Estate except for domestic refuse that must be placed only in the appropriate bins in the designated refuse areas. All non-domestic rubbish (including old or surplus building materials, timber, guttering etc.) must be taken away from the Estate by the relevant chalet owner failing which it will be removed by the Landlord and the relevant chalet owner will be charged a fixed fee of £50.
20. Pursuant to clause 2 (0) of the lease please note the chalets/lodges are to be used for the purpose of a holiday chalet only and occupancy of chalets/lodges is prohibited during the second day of January and the twenty eighth day or twenty ninth day of February in each year.
21. Transfer of a lease will be deemed to be acceptance of and compliance with these rules by the new lessee whether they have been made aware of them or not.

Please also could we kindly remind all owners/visitors to the Estate to adhere to the site speed limit of 5MPH at all times, if any visitor/owner is found in breach of this site rule they will be asked to leave the park with immediate effect.

**MR & MRS FRANCIS ATLANTIC BAYS HOLIDAY PARK**

Rules & regulations made in accordance with covenant 2 of the lease, Sept 2009