

## PITCH CHARGES 2007 SEASON

- Full-Service pitch rents, £750 plus VAT

## CONNECTION CHARGE

- Full service pitches £500 plus VAT
- In order to keep the quality of the Park at a high standard, only vans less than ten years of age and designed for full services may be connected.
- Thirlestane Castle Caravan Park reserves the right on an annual basis to review and increase charges in line with open market rates for similar sites.

## LICENCE PERIOD

- The licence period will be for ten years from the date of First Purchase as detailed in the Licence Agreement attached herewith.
- Thereafter the licence period will be reviewed from year to year at the discretion of Thirlestane Castle Park (hereinafter referred to as the Park).

## PARK MANAGEMENT

- The Park is currently managed by the touring park wardens, Paul and Pat Herbert (who can be contacted on 07976 231032)
- Estate factors, Seed & Co, Cothill, Duns, Berwickshire, tel. 01361 882920.

## CODE OF PRACTICE

- The Code of Practice as published by the British Holiday & Home Parks Association relating to the Selling and Siting Holiday Caravans is provided to each resident with the Licence Agreement and Rules and Regulations. A copy is also held by the wardens, Paul and Pat Herbert, should you wish to refer to it.

## DISCONNECTION CHARGE

- A labour charge of £250 plus VAT will be made if a caravan owner removes his/her van from the Park.
- This will not apply when replacing a van purchased from the Park.

## RATES

- Local Authority rates will be charged out at the full cost per pitch, such sum to be confirmed when known.
- Caravan owners vacating pitches throughout the season will not receive rebates of rent and rates

## ELECTRICITY & GAS

### Electricity

- The electricity supply to each van is controlled by a meter. The maximum current that can be drawn through the meter is 15 amps. To protect other residents' the supply will cut off above this level and a £15 reconnection charge will be made.
- Units consumed will be charged at the prevailing rate as charged by the power supplier together with an appropriate apportionment of the standing charges.
- Meters will be read by a representative of the Park and recharged at 30th June and 31st October.
- The Park Manager, his employees or agent may, if necessary enter the caravan at all reasonable times to carry out emergency electrical repairs and to inspect wiring annually.
- If park fees and or other monies due to the park remain outstanding then the Park will have the right to disconnect gas and electricity supplies.
- The use of generators is prohibited

## ELECTRICITY & GAS (CONTD.)

### Gas

- The gas supply to each van is metered.
- The meter will be read on the 30th June and 30th September when accounts will be raised.
- These accounts are to be paid by 30th July and 31st October respectively, after which interest at 5% over bank base rate will be charged.
- Gas bottles may not be used.

### Electric & Gas Appliances

- All such appliances used in owners' caravans must conform to British Safety Standards.
- Any repairs, alterations or annual servicing to appliances must be carried out by a suitably qualified and approved engineer.
- If any advice on this is needed, please consult the wardens, Paul and Pat Herbert.

## FIRE

All caravans must be fitted with a fire extinguisher. In the event of fire:

- Ensure that the caravan is evacuated.
- Raise the alarm.
- Call the fire brigade from the nearest telephone.
- Attack the fire with the fire fighting equipment provided if it is safe.

## INSURANCE

- It is a condition of the Park that all caravans are comprehensively insured on a new for old basis and a relevant Certificate of Insurance must be provided to Seed & Co, Cothill, Duns, Berwickshire, TD10 6YW, Tel 01361 882920, by 28th May each year.
- The Park will not be liable for any claims for insurance or for any shortfall in insurance settlements.
- Thirlestane Castle Park, its staff or agents are not responsible for any loss, theft, damage or injury sustained to any property on the Park. Residents must ensure that all their property is fully insured and secure.

## PRIVATE CARAVAN SALES AND PURCHASES

- All caravan sales and purchases must be administered through the Park Manager. All caravans brought to the site whether new or second hand must be bought through the Caravan Park's approved Sales Agent. Details of the approved Sales Agent is available on request from Seed & Co, Cothill, Duns, Berwickshire, TD10 6YW. There are no exceptions to this rule.
- Providing a private caravan is not more than 10 years of age – and in good condition – it may be sold on site subject to the Park Managers prior approval. The agreement to occupy a pitch may only be assigned with the approval of the Park Manager. The decision of the Park Manager in this instance is final and binding.
- A Commission of 15% plus VAT on the agreed sale price is payable to the Park by the purchaser. The Park reserves the right of pre-emption to buy such vans at a price agreed between the vendor and the Park.
- The Park Manager reserves the right to refuse admission to any person, caravan, or vehicle to the Park. Commercial vehicles are not allowed on the Park unless they are carrying out necessary works.
- The caravan owner must notify the Park Manager in writing of their intention to sell his or her caravan

## DOGS

- Dogs are allowed on the Park, but must not cause a nuisance.
- No more than two dogs are allowed at any single caravan.
- They must always be on leads in the vicinity of caravans.
- Dog fouling must be removed immediately by the person responsible for the dog.
- Dogs should not be left alone in the caravan during either day or night.
- Should dogs cause persistent nuisance to other residents or park users the Park Manager reserves the right to insist that the dog is removed from the site.

## REFUSE COLLECTION

Refuse will be collected from designated bin areas by the Council or the Park on a weekly basis.

## GARDEN SHEDS, DECKING AND SKIRTING

- No garden sheds are allowed on the Park. Lockable storage boxes designed for caravan parks may be used and details of an approved supplier can be obtained from the Park Manager.
- All decking, and skirting is to be arranged through the Park Manager using the Park's approved provider. The design and specification is set and may not be altered unless the manager has given prior written approval. Anything erected without prior written permission will be removed at the caravan owner's sole expense.
- Under no circumstances will skirting, decking or structures of a wooden nature be permitted.
- Proper ventilation must be allowed for beneath caravans if they are to be skirted. No combustible material may be stored under the caravan.

## VEHICLES

- The speed limit is 5 mph and must be strictly observed.
- All cars must be taxed and insured.
- All drivers must hold a current full driving licence. No learner drivers or children sitting on the driver's knee will be permitted or tolerated.
- All vehicles should use the proper roadways and must park their car in the designated parking area on the pitch. Only one car may be allowed to park at the pitch. Additional cars must be parked in the parking areas.
- Emergency vehicle routes within the Park should be kept clear of cars at all times.
- Transit vans and commercial vehicles are not allowed on the park.
- Cycles must adhere to the speed limit and must stay off the grass.

## CARAVAN PITCHES

- It is the responsibility of caravan owners to keep their pitches tidy and not to expand around their pitch without permission. Fencing, clotheslines, huts and tents must not be erected.
- Caravans must be kept in good condition and under no circumstances repainted.
- Residents are responsible for keeping the grass underneath and around caravans close cut at all times.
- If paving slabs are laid by owners, they must not be removed when leaving the Park or moving from one pitch to another.

## SUB-LETTING

Sub-letting of caravans is not allowed. Owner's family and friends may use their caravan but not for monetary gain and subject to the following conditions:

- The caravan may not be advertised for hire.
- No teenage or single sex groups under the age of 30 years may use the caravan.
- The owner must inform the manager in writing that another person is permitted to use the caravan.
- Other users must be made aware of the park rules by the owner of the caravan. Owners will accept responsibility for such guests' conduct on the Park.
- Constant and regular use of the caravan by persons other than the owner is considered to be commercial sub-letting and this is not permitted.

## SECURITY

- Please ensure that your car registration number is noted with the Estate.
- A spare set of caravan keys must be left with the Park Manager for emergency use only and will not be given out without the caravan owners' express and written permission.

## RECREATION

- Parents are responsible for the safety of their children when using the park.
- Ball games and kite flying may take place on the open grass areas on the Park, but not in the vicinity of caravans or buildings.
- Golf driving practice is not allowed on the Park.

## NOISE/UNSUPERVISED CHILDREN

- We expect everyone to have respect, consideration and courtesy at all times to neighbours and other residents. Noise should be kept to a reasonable level during the day. Excessive noise from radios, televisions and stereos will not be tolerated. Excessive noise is antisocial and cannot be allowed.
- Complete silence is expected between the hours of midnight and 0800 a.m.
- In the interest of safety, children should not be left unsupervised when on the Park.

## SATELLITE DISHES

Satellite dishes may not be erected without permission. In some instances permission may not be granted.

## MISDEMEANOURS

If any crime or misdemeanour is committed on or off the Park by any person occupying a caravan on the park, the Park Manager reserves the right to exclude that person from the Park permanently.

## OPEN & CLOSED SEASON

- The touring season starts at 1st April and finishes 31st October each year.
- Owners may inspect and maintain their caravans during the closed season, 8.30 am to 5.00 pm Monday to Friday, after checking with the Park Manager.

## EMERGENCY CONTACT

In case of an emergency it is advisable to inform us of your next of kin or someone who can be contacted.

## RESIDENTS ASSOCIATION

The Wardens, Paul and Pat Herbert, will not recognise or deal with an Association of Residents on the park.