

**M M & S L CARTER  
TREFGARN OWEN CARAVAN PARK LIMITED  
CARTREF  
TREFGARN OWEN  
HAVERFORDWEST  
PEMBROKESHIRE**

**TEL 01348 831 312**

**SITE RULES JANUARY 2015**

The "SITE OPERATOR" is "TREFGARN OWEN CARAVAN PARK LIMITED"

The "SITE MANAGER" is "SAMANTHA LOUISE CARTER"

The "SITE" is "TREFGARN OWEN CARAVAN PARK"

The "PITCH" is defined as "THE HARD STANDING THAT THE CARAVAN IS SITED ON"

The "TENANT" is the "PERSON NAMED ON THE WRITTEN STATEMENT AND TO WHOM THE PITCH IS LET"

**1. SITE LICENCE**

Pembrokeshire County Council issues the site licence and stipulates certain conditions. All Tenants are expected to comply with these conditions.

**2. RENT**

Rent is payable on a weekly basis ending at 00.01 am Saturdays and is reviewed on the 1<sup>st</sup> January each year. Tenants must not fall behind with rent payments and action may be taken against Tenants more than 4 weeks in arrears. Tenants who receive housing benefit are solely responsible for making rent payments. Our preferred method of payment is by direct debit 4 weekly in advance.

**3. ELECTRICITY AND WATER**

Electricity and water is supplied via a meter and is billed 3 monthly in arrears. All Tenants may make their own arrangements for their supply if they so desire. Accounts must be settled within 14 days of billing. New Tenants must pay a bond of £500 as a surety against future payments for rent and services.

#### 4. GAS

Tenants may buy their gas from whoever they wish. Tenants may have a maximum of 1 empty bottle per pitch. All caravans using gas must be gas safety tested on an annual basis, and a copy of the gas safety certificate given to the Site Manager on 31<sup>st</sup> December.

#### 5. REPLACEMENT CARAVANS

Any Tenant wishing to replace their caravan may purchase a suitably sized caravan from one of our nominated suppliers, a list of whom are available from the Site Manager. The maximum age coming onto the site is 6 years. All replacements must be sited on a suitable hard standing. Any extensions/porches on previous caravans may not be replaced. The Site Manager must be given the chance to inspect the caravan to ensure its suitability. Tenants occupying life expired caravans may be given up to 6 months' notice to replace their caravans in order to maintain standards on the site.

#### 6. WEAPONS

No weapons, guns or offensive or threatening items may be displayed on site.

#### 7. WASTE

All household waste must be separated where possible and placed in the appropriate bin which can be found at the site entrance.

#### 8. PETS

All dogs on site at 1<sup>st</sup> January 2015 may remain on site and may be replaced by a similar dog once the original passes away; this is at the Tenants discretion. No dog may be allowed to foul the site and all dogs must be kept on a lead when on public areas of the site. Tenants shall ensure that no dog causes a disturbance or threat to any other Tenant. Dog owners should ensure that if a garden area is fenced in and the dogs are allowed to run within that area then the fence and gates should be sufficient to prevent the dogs from escaping. If a Tenant does not comply with the above then a maximum of 1 verbal and 2 written warnings will be given and if the problem persists the offending dog(s) must be removed from site. New Tenants must seek permission to bring dogs on to the site, but in general 2 small to medium well behaved dogs per pitch would be acceptable. No dogs classed as dangerous breeds will be allowed on site nor any dog used as a guard dog. There are no restrictions on assistance dogs. There are no restrictions on any other domestic pets.

#### 9. VEHICLES

All cars on site must be roadworthy, taxed and insured and in regular use. Parking is 1 car per pitch. No commercial vehicles over 2 tonnes GVW. No vehicles used for additional sleeping to be used on site. No major vehicle repairs on site other than routine checks and minor repairs.

## 10. GARDENS

As a concession Tenants are welcome to use the area surrounding their pitch as a garden, but this and the surrounding fence must be kept tidy and well maintained at all times. In particular gardens must not be used for open storage, vehicle repairs or business purposes.

## 11. SUB-LETTING

Whilst we do not prevent Tenants from sub-letting their caravan on their pitch either for holiday or more long term let, Tenants must remember that they alone are responsible for the actions of their Tenants and any person (sub tenant) who acts in an offensive manner or way likely to cause annoyance to other tenants may be asked to leave.

## 12. SALE OF CARAVANS

The sale of caravans on site must comply with procedures set out in the Mobile Homes (Wales) Act 2013.

## 13. AGE RESTRICTION

New Tenants must be aged 40 years or older coming on to the Site. This applies to the person who is named on the written statement.