



2019
Touring Caravan
Owners Guide

Welcome to Cosgrove Park

The management and staff would like to welcome you to the Park.

This booklet contains important information on the rules and regulations of the Park & also an introduction to the services supplied to you by Cosgrove Park.

It also covers the questions that are most frequently asked by new residents. Of course we could not list everything, but if you have a question or query regarding the Park which is not answered in these pages, please do not hesitate to ask any member of staff, who will be only too happy to help you.

May we take this opportunity to wish you many years of enjoyment at Cosgrove Park.

Occupancy

Cosgrove Park is open from 9am April 1st until 4pm November 1st.

During the open season, you may spend as much time as you wish at your caravan and use all of the services available. However please note neither the caravan nor park are to be used as a mailing address or sole UK residence, under any circumstances.

Over the winter months (usually Nov 1st to Mar 31st) you may still visit the Park, seven days a week - but only between the hours of 9.00am and 4.00pm, (10am – 4pm Sundays). Please remember you are not permitted to stay overnight during the winter closed period.

Throughout the winter closed period all of the amenities i.e., Cosgrove store and toilet facilities are closed. However, there are toilet facilities available in the Main Office.

Christmas holiday

For a period of usually ten days the Park closes completely - all gates and barriers are locked - as we also enjoy a Christmas break. Security staff are on site throughout the times when the day office staff are not.

Vehicle Access/ANPR

Upon signing your site rent agreement each year and providing us with valid caravan insurance, you can register four vehicle number plates to our ANPR system, which allows you access to the park. If you change your vehicle you will need to inform the reception team who will update your details.

Reminder to all customers that the park has a 5 MPH speed limit.

Your caravan permit must be placed in the front window of your touring caravan making sure it is easily visible to park staff. If you decide to change your touring caravan mid season please notify the main office so we can update your records. Make sure your permit is transferred to your new touring caravan.

Swimming Pool Permits

Upon signing your agreement you will also have been issued your swimming pool permits. You will receive six permits; this will allow six people at any one time to go swimming. If more than six people at any one time would like to go swimming you can purchase extra permits for the day. Should you lose any of your permits there will be a charge for replacements.

Under no circumstances may residents or their guests make or use copies or duplicates of any permits. You will not be allowed access to the pool without your permit.

Security

Throughout the season the park has full time security staff. If you feel at all uncomfortable with a situation that may have occurred outside office hours then please do not hesitate to call the Main Office on 01908 563360 and a member of our security will be pleased to help you. All matters will be dealt with confidentially.

Visitors

We require you to provide the car registration details for all visitors prior to their arrival. All visitors are required to be booked in on a day to day basis along with their car registration.

If you do not give prior notice, your guests will have to wait at the main gate until you can be contacted. If we cannot contact you – they will not be permitted entrance to the Park.

It is our aim to keep the Park and its facilities available for the exclusive use of our residents and their guests.

Car Parking

When parking your car please ensure that it is not blocking any access roads or in such a position as to possibly obstruct Park vehicles such as grass cutting tractors, etc. You are expected to park at the side of your caravan alongside your awning.

Please ensure that your car does not obstruct access to the large green bins for both persons disposing of their rubbish or the lorry that empties them.

Do not under any circumstances, park or allow your visitors to park, on any plot other than your own.

Please note all vehicles brought on to the Park premises must have valid tax, MOT certificate & insurance. All drivers must hold a full driving license & under no circumstances may children sit on drivers laps whilst driving.

Vehicles cannot be left on site over the winter-closed period or stored during the open season.

Commercial Vehicles

Commercial & sign written vehicles such as transit vans, tippers etc are not permitted to be parked out on the open park, some vehicles are subject to the Park discretion depending on size and build. They may be used to drop off luggage, equipment and passengers and must then be parked in one of our commercial car parking areas.

(Please note all property brought on to the Park or which may be stored by arrangement remains the sole risk of the owner thereof & the Park shall not be liable for any loss or damage to any property, vehicle etc., or contents thereof).

Watercraft

Sailing boats and speedboats may be stored in the area adjacent to the swimming pool with prior authorisation and payment at the Main Office. Payment is required in advance. Please make sure all trailers are marked correctly with your ID number. Your trailer ID number will be linked to your parking space number. You must not use any other space which has not been allocated to you. The maximum size of boats permitted on the lake is 19ft.

Please note as from 1st April 2020 speed boats will no longer be permitted to be used or stored on site by seasonal tourers

(All property brought on to the Park or which may be stored by arrangement remains the sole risk of the owner thereof & the Park shall not be liable for any loss or damage to any property, vehicle etc., or contents thereof).

Refuse Disposal

Caravan owners are asked to ensure that any household rubbish generated whilst on site is put into a refuse bag. Then place it into one of the large bins situated at main reception.

Please do not leave rubbish bags by the roadside or near your caravan.

Please note that gas bottles, batteries and fridge/freezers etc must be taken to your local waste disposal centre as we are unable to recycle them.

Any waste or rubbish generated off site may **not** be brought onto the Park for disposal.

It is the owner's responsibility for cleaning up any mess that their dog may leave. There are dog bins located around the Park for the disposal of dog waste. Please only use these for dog waste and not general litter.

Grass Cutting

Wherever possible, grass cutting will be carried out by the park to within one metre of your caravan and awning. The remainder is your responsibility to maintain to an acceptable standard. Should your pitch be deemed to look unsightly, the Park will endeavour to contact you to give you the opportunity to bring the pitch up to standard.

Should you fail to do so the park reserves the right to undertake whatever work is required to tidy the plot at a charge.

Please ensure to cut your grass within the allocated time of between 9am & 6pm

Please ensure that your electric cable is either buried or clearly visible to our mower operators.

The Park will not be held liable for electric cables cut by our mowers.

Wireless Internet

We have a WI FI service available throughout the majority of the Park.

Data will be sold in bundles of

2 GB - £5

5 GB - £10

Unlimited data (1st April – 1st November) £155

Each account will allow two devices at one time.

Our Wi-Fi is available to browse the internet. It is not designed to watch live TV or to play games online on games consoles or for downloading.

Freshwater Points

The water supply at the Park is exactly the same as you would find at home - perfectly safe to drink, cook with and wash in etc. All Water points are clearly marked and situated throughout the Park for your convenience.

Please make sure that when you have finished the tap is fully turned off.

These areas are not play areas for children - **so please keep your children away.**

Elsan/Wastewater Points

All waste water and chemical toilet contents must be disposed of via elsan points situated throughout the Park. Please make sure that you use the appropriate point and not the fresh water side.

You will see pumping stations situated around the Park - these are the green metal cabinets with a red light on top. If you ever see any of the stations with the red light lit up, please contact a member of staff immediately, as this may indicate a problem.

Wet Wipes are not to be flushed or tipped down any Elson point or toilet as this causes problems in the parks pipe works

Electricity

The supply of electricity to your touring caravan is 10 amps or 2400 watts (2.4Kw).

This means that care must be taken not to use TWO high consumption items at once. High consumption items include kettles, irons, hairdryers, microwaves*, heaters and lawnmowers etc

*(Microwaves - low wattage models are the only ones, which we would recommend.)

It is possible to use one of the above items while you have lights on and television, video and refrigerator etc., but if, for example, you switch the kettle on whilst you are ironing, the electric may trip off.

In the event of your electricity supply not working

- Check your credit on your meter. Unplug any high consumption items such as a kettle. Then check the fuse box or consumer unit, which is usually located in a wardrobe or cupboard.
- Check in the outside box that your electric lead is plugged in properly. Make sure that all of the trip switches are switched up, if one or more are down; try switching them up (including the main switch or RCD). If when you press the test button on the RCD it clicks off this indicates that power is being received. Simply switch back up and check for power inside the caravan.

If you still do not have power - please call in to the office & we will turn your power back on at one of our distribution points as soon as we have someone available.

Extension leads or trailing sockets used in awnings are extremely vulnerable to water/damp ingress due to inclement weather, awning leaks, flooding etc. and should only be used in conjunction with a separate RCD circuit breaker.

Any losses or damages caused by loss of power must be borne by the caravan owner.

Electricity Card Meters

Instructions:

Emergency



Display

Pilot Light

The card meter allows you to control your electricity costs by the use of a magnetic card. These are available at the main office and sold in denominations of £5, £10, £20 & £50. Once the credit has been used up on your meter the electricity supply will be cut off. There is a warning period when the meter will sound an alarm. Also, there is an emergency credit button to give a pre-programmed credit in the event of you having run out of cards.

Crediting the meters

To add credit to the meter, insert the card with the magnetic strip facing upwards. Push the card in quickly. If the meter accepts the extra charge, the display will go from:

R1 CRED £9.21 to TOKEN VALUE £10.00

For about 5 seconds and then will return to the credit display screen. It will then make a noise and mark the card as it is withdrawn. Once the meter has added the credit, it will erase the data on the magnetic strip and the card will become worthless and you can dispose of it.

If a used card is inserted, or a valid card is inserted incorrectly, a **CARD ERROR** will be displayed.

Check to see that the credit has been added, if it hasn't then repeat the procedure above.

Features

Red pilot Light:

- Continuous light** Disconnection / no current consumed.
- No light** No mains service.
- Flashing light**..... Electricity being consumed.
- Emergency credit button** For pre-programmed credit in the event of no cards being available.
- Alarm** An alarm will sound when there is no credit remaining.

In normal use, the display will show the credit remaining.

Note: The meter will sound an alarm when credit drops to the **E. CREDIT** setting.

All of the prepaid cards are individually numbered and when purchased, the amount, date of purchase and serial number of the card will be allocated to your plot. This combined with the meter readings will enable us to monitor the electricity consumption of each plot.

Any persons found to be tampering with the electricity distribution points or meters will be given immediate notice of termination of any site agreement or tenancy held and will be required to vacate the premises and to remove their caravan from the Park.

Electricity Plots A - E



When you first bring your touring caravan on to the Park you will be issued with a Prepaid Meter card which allows you to add electric credit on to the card meter. You will need to take your card to the main office where you will be able to purchase any denomination of electricity credit.

Crediting the meters (Plots A – E)



To add credit to the meter, insert the card with the chip facing upwards. If the meter accepts the extra charge, the display will show you the amount you have purchased in POWER kwh. (So your **TOTAL** Display will increase and your **ODD** display will show how much credit you have).

TOTAL = Shows you how much credit you have purchased

ODD = Shows you your remaining credit balance

Credit Conversion:

£1.00	=	7.14 Kwh
£5.00	=	35.71 Kwh
£10.00	=	71.43 Kwh
£20.00	=	142.86 Kwh

Selling your touring caravan

Under no circumstances may touring caravans be sold or advertised on the park premises unless it is sold from the touring sales area with the prior permission of the park. Anyone found to have sold a caravan privately on the Park will be charged a fee based upon our standard brokerage charges and will then be given notice to leave the Park. **Site fees are not transferable or refundable.**

Insurance

Caravan Owners are reminded that it is their sole responsibility to insure their touring caravan. Due to changes in the law we can no longer recommend or advise which insurance companies for you to use.

Your insurance cover must include a minimum of £2 million 3rd party liability and you must provide us with a copy for our records.

Failing to provide us with a valid copy could limit your access to the park.

Emergency contact numbers

If for any reason you have had to call any of the emergency services it is essential that you inform the main office of your name, plot number and state that you are a tourer resident, this will enable us to deal with the situation efficiently. The emergency services may ask you for our full address:

Cosgrove Park
Cosgrove
Milton Keynes
MK19 7JP
Telephone: 01908 563360

Police, Fire, Ambulance:	999
Local Doctor:	01908 260382
MK General Hospital:	01908 660033
NHS Direct:	111
Local Police:	101
Environment Agency recorded flood warning message:	0845 9881188

In the event of flooding

With fourteen lakes, two rivers and being situated partially in a flood plain, it is inevitable that certain areas of the Park will flood from time to time. The majority of these occurrences take place during the winter period when the Park is closed. However, in the past floods have occurred during the open season and therefore we cannot ignore the possibility that this may happen again in the future.

If warnings from the Environment agency or Meteorological Office, or our own observations indicate that a flooding event will take place - we have a set procedure to inform and advise our customers, however the advance notice of such an event may be limited.

For caravan owners on site, staff members will, if possible, knock on each caravan door or will sound a siren from a Park vehicle to inform you of the situation.

For caravan owners off site, we will endeavour to contact you and therefore it is imperative that all of your contact details are up to date on our files.

Experience has shown that it is sometimes not possible to contact everyone so we advise all owners to pay particular attention to the Met Office or call the Environment Agency Floodline on 0845 9881188 or website for further information.

In the event of learning that flooding is imminent or taking place you will have the option of coming to the Park to try and move your caravan to the storage area adjacent to the Swimming Pool. Please note, if the conditions worsen to such a degree where public safety is in question – you will be required to leave the Park.

In some instances, the Park will attempt to move at risk caravans, however our primary concern is for public safety – not property or vehicles.

Should it be necessary to close the Park completely, announcements will be made via Facebook and via text message as to when it is safe for owners to return.

Bearing all of this in mind, it is imperative that all caravan owners insure their touring caravans with a reputable company that will provide cover for flooding.

Fishing

For the angler, Cosgrove Park boasts a wide selection of lakes and two rivers. To fish at the park you do need an **Environment Agency Rod Licence**.

Touring caravan owners can fish in the back lakes **but may not** fish in static holiday home areas or on touring or riverside plots as these are their private gardens and fishing swims and are for the sole use of the occupier.

- **RODS:-** Anglers may fish with a **maximum of two rods** at any one time.
- **BITE ALARMS:-** No rods to be left unattended, even when you are using bite alarms.
- **HOOKS:-** Barbless or micro barbed hooks are permitted, full barbed hooks are not to be used.
- **UNHOOKING MATS:-** For specimen fish of all species unhooking mats must be used.
- **LANDING NETS:-** Adequate landing nets made of knotless material must be available and used wherever size of fish dictates. Swinging-in of any fish is to be avoided wherever possible.
- **RETURNING FISH:-** All fish must be returned to the water as quickly as possible following unhooking/weighing and any photography. All fish must be returned to the same lake or river from which they were caught.
- **KEEPNETS:-** To minimise risk of cross infection and to ensure the safety and wellbeing of our fish stocks, keepnets are **not** to be used. (Except in matches organised by the Park)
- **SWIMS:-** Fishing limits of the pegs are midway between adjacent plots and half way across the water to opposite plots if occupied.
- **BAIT BOATS:-** Bait boats are permitted but please respect other anglers, particularly in view of the above bullet point regarding swim limits.
- **BAIT:-** Ground bait and particle loose feed may be used in small quantities, excessive feeding is detrimental to the quality of the fishing. No nuts, no bloodworm and no joker are to be used as loose feed. At the end of the fishing session any unused bait must not be discarded into the water.
- **LIVE BAITING:-** Live baiting for predators is not permitted.

Anglers found ignoring these rules are endangering the long term welfare of our fish stocks and the enjoyment of other anglers. Rule breaking will not be tolerated and may result in the offending angler being asked to leave the Park.

Please do not endanger our stocks by moving fish between lakes and rivers or by introducing fish from external water sources.

Anyone found to be illegally moving, removing or introducing fish will have their site rent agreement cancelled and will be reported to the Environment Agency for prosecution.

If you observe anyone breaching the fishing rules please report the matter to the Main Office immediately.

Fishing Platforms, Jetties & Paving

Fishing platforms may only be constructed by Cosgrove Park Services. Please complete a Work Request Form as all works must be approved by management.

Temporary Fencing

Gardens can be marked using 500mm green mesh with green metal removable posts. Please complete a Works Request Form for approval from the park, indicating the location of the mesh (subject to the plot).

If you leave a mesh fencing up, it is your responsibility to keep your plot tidy and cut the grass. If you do not, the Park reserves the right to undertake whatever work is required to tidy the plot up and charge you accordingly.

All mesh fencing and metal posts need to be removed from the plot at the end of each season.

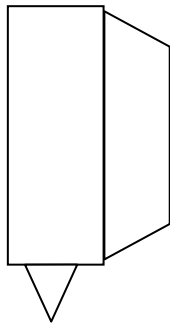
Other items to bring to your attention

- **Please note that as from the 1st April 2019 the use of windbreaks will not be permitted on the Park.**
- Gazebo's may only be erected while the caravan is being occupied. When not being occupied they must be taken down to limit any damage in adverse weather conditions.
- Fishing Bivvies' and shelters may only be erected whilst the caravan owner/occupier is fishing, if such items are found to be erected whilst the caravan owner/occupier is not fishing the park hereby reserves the right to remove the items. A restriction to one man Bivvies' apply.
- Under no circumstances may fencing be erected in wood or anything else other than what is has been authorised in this guide.
- All touring caravan owners/occupiers are responsible for keeping their pitch clean and tidy and that the grass is kept short. Please make sure that all household refuse including grass cuttings are placed in dustbin bags. Rubbish bags must then be placed in the large bins situated by main reception.
- Tents are not permitted on the park and anyone found to have one on their pitch will be asked to remove it.
- One Keter plastic storage box is permitted on site but they cannot exceed 5ft (W) x 3ft (H) and they must be plastic & brown and cream (see image). They must be tucked away behind the back of your caravan.
- Owners of watercraft are not permitted to store them alongside their touring caravans at any time except for the 24-hour period each side of your booked lake session.
- Washing is not to be displayed at weekends or bank holidays (except towels and swimwear)
- Under no circumstances can swimming or dinghies be allowed in any of the lakes or rivers.
- In the interest of public safety, inflatable or rigid swimming pools/paddling pools are not permitted on any plot or pitch or other areas. Children may fall into an unattended pool. There is a supervised pool area on site (under 8 years need to be supervised by an adult).
- No children under the age of 18 years are permitted to stay in any touring caravan without adult supervision. Occupancy is restricted to family groups only.
- No windsocks are permitted.
- Flags are permitted only on the date of an event and must be taken down the latest, the next day.
- Gravel must be contained around awnings in gravel boards and not exceed six inches out from any awning/annexe.
- The last night you can stay is THURSDAY 31st OCTOBER 2019. The park will close at 4pm on Friday 1st November 2019.



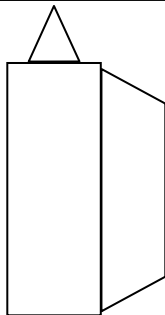
Plot Layouts and caravan positioning

Layout 1 – Standard Caravans



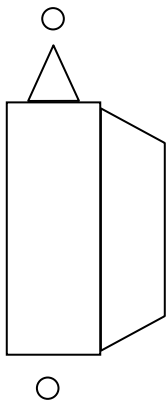
Layout 1 – Reverse caravan up to wooden rail or hedge allowing a maximum of 1 metre from both rear and left hand side rail or hedge. If you require assistance positioning your caravan, please do not hesitate to ask.

Layout 2 – Continental Caravans



Layout 2 – Most continental caravans have the door fitted to the opposite side of the caravan when compared to UK caravans. These caravans need to be positioned as shown facing towards the wooden rail or hedge allowing a maximum of 1 metre from both front and left hand side rail or hedge. If you require assistance positioning your caravan, please do not hesitate to ask.

Layout 3



Layout 3 – The white markers will be found on the ground, these indicate where your caravan must be situated. Make sure the caravan is in line with the centre of your marker. Depending on where your caravan is to be sited depends on whether you reverse up to white marker or face the white marker with your jockey wheel in line. If unsure please ask at the main office. Please remember if you have a continental caravan with the door on the opposite side you must do the opposite of a standard UK caravan.

Site Rent Agreement

This agreement is made between the caravan owner/occupier & Cosgrove Park. The caravan owner/occupier, who wishes to keep their caravan at Cosgrove Park, acknowledges & is accepting the rules & regulations contained herein, by either signing a copy of this agreement and/or by making payment of Site Rent or Site Fee's to Cosgrove Park.

Touring Caravan Specific

- (1)** All touring caravans must be sited in such a position that there is a six metre (20ft) space between each caravan (including awning). Cosgrove Park hereby reserves the right to move a caravan, which contravenes this ruling, at their discretion.
- (2)** In order to facilitate removal of caravans from their sites the owners shall ensure that; The tyres are kept inflated, Caravan legs are kept well greased & in working order, when unoccupied, items which are normally stored under the caravan are stored inside.
- (3)** Fencing (wooden, metal, mesh or rope) is not permitted in any of the touring area's (see Temporary Fencing).
- (4)** Under no circumstances may touring caravans be sold or advertised for sale on the Park premise. Cosgrove Park may purchase them, please contact the sales office for further information.
- (5)** Grass cutting will be carried out by the Park as near to touring caravans as is practicable, but the remainder around touring caravans & where other equipment is stored will be the responsibility of each particular caravan owner. If the plot is not maintained to an adequate standard the Park reserves the right to make the necessary improvements to the plot & charge the pitch occupier for any & all work undertaken.
- (6)** Touring caravans must be no older than 2006 or under managements discretion to be considered permissible to be sited on an annual, seasonal or long term basis.

Additional Rules Applicable To All

- (7)** The management hereby reserves the right to refuse admission to the premises & hereby reserves the right to terminate any site rent agreement at its own absolute discretion without recompense or refund.
- (8)** All visitors to the Park must ensure that they conduct themselves in a proper orderly manner & shall not in anyway cause disturbance by noise, smoke or otherwise which causes discomfort to other site owners, the Park, or other persons lawfully using the Park.
- (9)** Outside activities such as barbeques, party's etc., are permitted until 10.30pm weekdays & 11.00pm on Friday and Saturdays.
- (10)** No open fires are permitted under any circumstances; barbecues are permitted providing they are in metal barbeque containers.
- (11)** No caravan may be occupied by more than the no. of persons for whom it was designed.
- (12)** A speed limit of **5 mph** applies throughout the park & all drivers are asked to beware of children running onto the road & of maintenance vehicles during grass cutting, rubbish collection, etc.
- (13)** Owners & occupiers of caravans are responsible for keeping their pitch/plot clean & tidy & that grass is kept short. Owners must ensure that all refuse including grass cuttings is placed in dustbin bags. Full rubbish bags must be placed into the large bins situated by main reception. Do **not** leave rubbish bags by the roadside or next to your caravan.
- (14)** Washing is not to be displayed at weekends/Bank Holidays (except towels & swimwear).
- (15)** It is hereby agreed, by the owner / occupiers payment of site fee's or signing of this agreement, that all visitors to the Park are personally liable to insure their property & will indemnify & keep indemnified Whilton Marina Limited (Cosgrove Park) & its insurers from & against any loss or damage or injury of whatever nature however caused or occasioned whilst on the Park. Please note that this includes any losses or damage caused by flooding.
- (16)** All property brought on to the Park or which may be stored by arrangement remains the sole risk of the owner thereof & the Park shall not be liable for any loss or damage to any property, vehicle etc., or contents thereof.
- (17)** Any caravan or property left on the Park property unpaid, will be retained by the Park as security for any & all outstanding monies. The park will attempt to make contact with the last recorded owner of the caravan to recover the outstanding monies. After ninety days from the last date to which storage or site rent was paid, if there remains any outstanding site fees or storage charges, the Park hereby reserve the right to sell or dispose of the caravan, it's contents or any other property. Any monies received from the sale of said caravan, it's contents or any other property shall be used to pay the outstanding site fees & any balance shall be retained for a further 30 days.
- (18)** Vehicles may not be left unattended or stored on the Park for any extended period without the prior permission of Cosgrove Park. All vehicles brought onto the Park premises must have a valid Tax, MOT certificate & insurance. All drivers must hold a full driving licence & under no circumstances may children ride on a drivers lap. Residents are reminded that changes to the Road Traffic Act extended laws (including those, which apply to drink driving & unlicensed drivers) to private land where there is access to the public, i.e. Cosgrove Park. The use of Mopeds or Motorcycles or Motorised Scooters anywhere in the Park is hereby prohibited. (Apart from access to & from the caravan only & then only with prior permission obtained from the Park).
- (19)** All owners/occupiers hereby agree that he/she will keep the caravan regularly & properly maintained, & in a cleaned & decorative order. The Park may at it's absolute discretion, terminate the agreement with the caravan owner/occupier if in the Park's opinion the age, condition or appearance of the caravan fails to conform with adequate standards & upon receiving such notice the caravan owner shall immediately remove his/her caravan from the site & if he/she does not, the Park hereby reserves the right to do so.
- (20)** Under no circumstances can swimming or dinghies be allowed in any of the lakes. It is hereby agreed that the Park is not in any way liable for any loss, damage, injury or death caused to residents or other persons using the lakes & said persons, by the owner/occupiers payment of site fees or signing of this agreement shall indemnify Whilton Marina Limited (Cosgrove Park) & it's insurers against any such loss, damage, injury or death however caused.
- (21)** All ball games are restricted to open spaces such as the designated football area where damage to caravans cannot be occasioned.
- (22)** Toilet Blocks/Laundrettes- No animals are allowed inside any of the toilet blocks/Children are not allowed to use them as a play area/No washing of clothing is permitted in the sinks/Any person found damaging the toilet blocks will pay for any damages & have to leave the Park. No smoking in toilet blocks or other park buildings.
- (23)** Children under the age of eight years must be supervised when using the play equipment on the Children's Play Area. No responsibility will be accepted for any injury to unsupervised children under any circumstances. All children must be supervised by a responsible adult in the swimming pool area.
- (24)** It is hereby agreed, by the owner/occupiers payment of site fees or signing of this agreement, that all adults having care & control of children and/or young adults using the Park, shall be personally liable for any & all damage & injury caused by the said persons &

shall exercise full & proper care over the said persons & shall indemnify Whilton Marina Limited (Cosgrove Park) & its insurers against any loss or injury to such persons whilst under their care/control. Under no circumstances shall children or young adults under the age of eighteen, be left on their own on the premises without the owner/occupier being present.

(25) Fishing in the back lakes (Bream, Pike, Tench, Perch, Rainbow and Canada) & rivers is open to all residents having paid their current annual site fees. For persons having paid their annual site fees fishing is permitted in the lakes all year round, whilst fishing in the rivers is permitted from June 16th to March 15th only. Please be aware for touring caravans on a lakeside or riverside location, their gardens and fishing swims are for the sole use of the occupier. All persons fishing must obtain an NRA rod license online from the Environment Agency website prior to going fishing. Please pick up your litter! **NOTE:** Touring residents who choose to pitch their caravan on the lake or riverside may prevent any other resident from fishing there.

(26) The construction or erection of walls, fences, platforms, fishing stages, patio's etc., are not permitted without prior permission being granted in writing by Cosgrove Park. If any such structure is deemed to be unsightly or unsafe the Park reserves the right to remove, dispose or dismantle such structure having first given seven days notice of its intention to do so.

(27) Letting, sub letting or renting out of caravans is not permitted, any owner found to be in breach of this rule will have any site rent agreement or tenancy immediately terminated & will be required to remove their caravan from the Park.

(28) Dogs are allowed onto the Park on a lead, provided that they are kept under control & under no circumstances should they cause annoyance to other persons. Dogs are not allowed onto the play area or into the shops, toilet blocks and swimming pool area or to swim in any of the lakes. Owners are reminded that they are responsible for cleaning up any mess that their dog may leave.

(29) Cosgrove Park shall be under no liability to any loss (including consequential loss), damage or delay or expenses of any kind whatsoever caused wholly or in part by Act of God or any restriction imposed by any local, municipal or government authority (including Customs authorities) whether British or foreign, or outbreak of war, civil commotion, government policies or restrictions or control, including restrictions of export or import or other licenses, trade or industrial disputes of whatever nature, whether or not such dispute involves Cosgrove Park, its servants or agents, or by any other contingency whatsoever which is outside or beyond the control of the Park.

(30) Owners of watercraft are reminded that they are not permitted to store their vessels along side their caravans at any time except for the 24hr period each side of a booked lake session.

(31) Any persons found to be tampering with the electricity distribution points will be given immediate notice of termination of any site agreement or tenancy held & will be required to vacate the premises & to remove their caravan from the park.

(32) The Park recommends that a suitably qualified electrician periodically test the Touring Caravans electrical system & all electrical appliances used at the caravan. Payment of site fees shall constitute a caravan owner's acceptance & acknowledgement of their responsibility to ensure that the electrical system & all appliances used at the touring caravan are tested by a suitably qualified electrician. The touring caravan owner hereby agrees to indemnify Whilton Marina Limited (Cosgrove Park) & their insurers against any loss or damage, injury or death arising from the use or misuse of the electrical system or appliances connected to the electrical system.

(33) The caravan owner is advised to test the Residual Current device (RCD) located in the fuse box of their caravan every three months or in accordance with manufacturers recommendation. For advice on how to test the RCD please consult an electrician or contact the Main Office for further information.

(34) The Park recommends that the gas installation of all caravans and holiday homes is checked by a suitable qualified person on an annual basis.

(35) If any caravan owner/occupier is found to be in breach of any of these rules & regulations & the Park at its own absolute discretion, terminates the site rent or pitch agreement with that owner/occupier, the owner/occupier shall not be entitled to any refund of site fees, compensation or reimbursement whatsoever.

(36) In any event or circumstance, site fees are not transferable or refundable.

(37) Under no circumstances are gazebo's allowed to be erected in any touring area's or certain holiday home plots (see handbook for further information)

(38) Swimming pools/paddling pools are not permitted on plots or pitches at Cosgrove Park. A supervised pool is available for swimming/paddling.

(39) Vehicles must not be registered using the park address or any pitch or caravan plot address.

(40) Vehicles may not be insured using the Park as the correspondence address.

(41) It is hereby agreed, by the owner / occupiers payment of site fee's or signing of this agreement, that Whilton Marina Limited (Cosgrove Park) shall not be held liable for any losses, damages, injuries or death caused by loss of power, mains services or communication network including internet access.

(42) In accordance with the Law, smoking is not permitted in any of the Park buildings including toilet blocks.

(43) Extension leads that extend into awnings or sheds may only be used if a separate Residual Current Device (RCD) is fitted.

(44) Waste or rubbish generated off site may not be brought onto the Park for disposal; anyone found to be in breach of this rule may have their site rent agreement terminated.

(45) Bivvies' in the touring area must be taken down when not fishing (one man bivvies' only permitted).

(46) Gravel must be contained around awnings and not exceed 6 inches out from any awning/ annex.

(47) Small bunkers are not permitted in the touring area any storage required must be fulfilled by your caravan and/ or awning.

(48) Fire pits & chimenea's are not permitted at Cosgrove Park.

(49) Under no circumstances may touring residents create any form of barrier around their individual plots incl lakeside fishing area's.

(50) Home schooling will not be permitted on the Park.

(51) Under no circumstances are Drones allowed on the Park.

(52) Residents are not permitted to cut back boundary hedging unless they have written permission from management.

(53) I hereby grant Cosgrove Park permission to use all photographs and/or other audiovisual materials, taken of me, my family or persons I invite onto the Park. I understand that this will be used for promotional printed material, exhibitions or for any other use of advertisement. I further acknowledge that I, my family or guests of mine will not receive financial compensation/royalties of any kind whatsoever.

NOTICE: The Site Rent Agreement shall be automatically renewed each year by the payment of Site Rent to Cosgrove Park.

Payment of Site Rent shall constitute the caravan owner/occupiers agreement to abide by the terms & conditions contained in this Site Rent Agreement.

E. & O. E.

Changes to personal details

Name

Plot Number

Make & Model of Caravan

Serial N°

Address

.....

Telephone N°

Mobile N°/.....

Email

New car registration

Car reg 1/2.....

3/4.....

For any changes please fill in form and return to Main Office.