



**Avon View, Cotswold Grange Country Park, Downfield Lane, Twyning,
Gloucestershire, GL20 6DL.**

Site Rules for Cotswold Grange (“The Park”)

The following Site Rules are intended to ensure that acceptable standards are maintained on the Park for the benefit of residents generally, and to promote and maintain community cohesion on the Park.

These Rules form part of the terms of the occupation agreement between the Park owner and each resident living on the Park and must be followed to ensure that good order is maintained on the Park at all times for the benefit of all occupiers.

The Park/Pitch

1. Park Homes and Pitch areas are to be kept neat and tidy. Fences are not permitted. In consideration to all residents, grass cutting should not take place before 10:30 am on Sundays. Gardens are to be left intact when the occupier vacates the pitch.
2. You are not permitted to cut down trees or hedges without prior approval from the Park Manager. Many trees are protected. Grass cutting is your responsibility.
3. All grass cuttings and leaves are to be disposed of properly, not in the refuse bins or left in piles by your home. We have a skip for this.
4. Clothes lines are not permitted on the park however rotary ones may be used as long as they are securely fitted into the ground.
5. Speed of Vehicles on the roads around the park should NOT exceed 5MPH for the safety and convenience of everyone on the park. No motorized or electronic vehicles are permitted onto the park unless insured, taxed and hold a current MOT. (We do check online)
6. Parking of vehicles or bicycles on the riverbank is forbidden.
7. No Commercial Vehicles or vans are permitted onto the park other than for delivery purposes or to briefly unload personal belongings, this includes the car park by the entrance gate.
8. No vehicles are to be Parked or driven on any of the grass verges on the lane surrounding the park as this can obstruct delivery lorries and prevent access to Severn Trent’s water works. No Parking in the passing point.

9. Each Plot will have an individual stop tap for water, which should be turned off when the unit is left unoccupied. It is the responsibility of the home owners to take all practical steps, to prevent frost damage to their property. Under no circumstances must water pipes be connected onto or removed from our side of the stop tap.
10. Children are welcome on the park provided there are under parental control at all times and are aware of the park rules. It is your responsibility to ensure they understand them. Bad language/behavior will not be tolerated.
11. No ball games are permitted between caravans or homes, and only soft balls may be used in the amenity areas, children on bikes and scooters should always be under parental supervision and not allowed to ride near the entrance of the park or car park by office.
12. The park is clearly defined by fences and crossing any of these fences will constitute as trespass on a neighbour's property. Do not damage any fences or trees. There is NO right of way into the meadow.
13. Occupiers are not permitted to keep any flammable substances on the Park except for their reasonably necessary domestic use. Where solid fuel is used it must be stored in a non-combustible bunker, designed and constructed for this purpose, which must be sited not less than five (5) meters from any home on the Park. Only smokeless fuels may be used on solid fuel appliances.
14. For health and safety reasons occupiers may not store any combustible items underneath their home at any time. Where homes have a brick skirting underneath them, a hatch or access door must be fitted to the skirting to allow access to the underside of the home.
15. For the safety of occupiers, bonfires, paraffin heaters, incinerators, pyrotechnics/fireworks and other external fires are not permitted on the Park. However, barbecues are permitted provided the relevant occupier has taken adequate firefighting precautions.
16. No explosive materials may be kept on the Park.
17. No guns, firearms or other offensive weapons may be kept on the Park. No such weapons may be used on the Park at any time, even where the occupier holds a valid licence.
18. Occupiers or their guests must not damage, remove or interfere with any equipment, property, flora or fauna on the Park, which is owned by the Park owner or any third party.
19. Occupiers must ensure that their visitors comply with the Park rules and the site licence conditions, and do not do anything on the Park, which may cause a nuisance to others.
20. Occupiers are responsible for ensuring that all electrical and gas installations and appliances in their home are safe and comply with current standards.
21. Occupiers are responsible for ensuring that their pitches are maintained in a safe and accessible condition at all times.
22. Gas tanks must be supplied by reputable suppliers and installed in accordance with the manufacturer's specification.

Improvements

23. Occupiers must maintain their homes in a clean sound state of repair and condition (including being capable of movement from one place to another without undue risk of damage) at all times.
24. Any occupier who wishes to carry out improvements to their pitch, or external or structural improvements to their home, must make a written request to the Park owner in advance, setting out the details of the proposed improvements, along with plans/sketches of said improvements. No improvements may be carried out to the pitch or to the exterior/structure of the home without the prior written permission of the Park owner, which will not be unreasonably withheld. We do have a list of approved contactors.
25. Occupiers are not permitted to replace their home themselves; they must go through our sales office.

Sheds and Structures

26. One storage shed, or other structure is permitted per pitch. Must be metal, location and design of the shed must be approved in writing in advance by the Park owner (which will not be unreasonably withheld). No shed, which exceeds 8 feet in length, 6 feet in width or 7 feet in height, will be permitted. It is the responsibility of the occupier to ensure that their shed is adequately maintained and kept in a neat and tidy condition at all times.
27. Any shed or other structure erected on the pitch must be made of non- combustible material and must comply with the conditions of the Park's site licence. All aerials, satellite dishes, etc. must be sited in a discreet location, which does not spoil the visual amenity of the pitch.

Refuse

28. Occupiers are responsible for the disposal of their domestic household waste. Waste must be deposited in the appropriate bins provided, which must be left in the correct location for collection by the local authority on the appropriate day. Garden waste, furniture etc. must be disposed of by either taking to local tip, or taken home, and not placed in any of the communal bins. All cardboard boxes must be broken down before placing in these bins. BBQ coals must be disposed of safely when cold.

Prohibition of Business Activities

29. This area of the Park is intended for Residential use only. Occupiers are not permitted to carry on any business activities from their mobile home, their pitch or any other part of the Park, and must not use the Park Home, the pitch or the Park for the storage of stock, plant, machinery or equipment used or intended for any business purpose. However, occupiers may work individually from home by carrying out any office work of a type, which does not create a nuisance to other occupiers and does not involve other staff, other workers, customers or members of the public calling at the park home or the Park.

Age Limit

30. No person under the age of 50 years (with the exception of the Park owner, his employees and his family) is permitted to live on the Residential Part of the Park.
31. Relatives and friends under this age are permitted to stay over, but for no more than twelve weeks in any calendar year.

Noise Nuisance

32. Musical instruments, music players 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 10:30 p.m. and 8:00 a.m.
33. The playing of outdoor games in this area of the Park is prohibited.

Pets

34. Occupiers are permitted to keep pets on the Park; however, this is at Managements discretion and in the best interests of animal welfare no more than 2 dogs per home. Nothing in these rules prevents an occupier from keeping an assistance dog if this is required to support their disability and Assistance Dogs UK or any successor body has issued the occupier with an Identification Book or other appropriate evidence of requirement.
35. Dogs must be walked off Park and kept under proper control (on a leash not more than 1 metre in length) while on the Park and must not be permitted to upset or cause a nuisance to other users of the Park. Pets must not despoil the Park, and the owner or representative of the pet is responsible for disposing safely and hygienically of any waste. We will not tolerate dog fouling. If any dog is believed to be of anti-social nature, we reserve the right to ask the owners not to bring them onto the park. We also have the ability to fine owners up to £1000 for not disposing of animal waste properly. Remember to bag it and bin it. Don't use other people's plots as dog toilets.
36. Cats are No longer permitted on this Park.

Water Supply

37. All occupiers must take appropriate steps to safeguard their external water pipes against damage or bursting from frost. Occupiers are responsible for maintaining the visible pipework on their pitch at all times.
38. Storm water must be directed into any drain or gulley, where available.
39. Occupiers must not discharge any material, which may result in the Park's drains or sewers becoming blocked. Any costs incurred by the Park owner in unblocking the drains as a result will be charged to the occupier(s) involved.

Vacant Pitches

40. Access to vacant pitches by occupiers or their guests is not permitted, and occupiers must not tamper with or move building materials, plant or machinery.

Vehicles and Parking

41. All vehicles must be driven/ridden on the Park safely and with due care and attention and must obey the stated speed limit on the Park. Any one-way systems are to be strictly observed, and vehicles must not reverse around the road systems. £50 Fines are now in place.
42. Each household is permitted to keep up to two vehicles on the Park.
43. Parking is only permitted in the areas provided. Not on grass verges.
44. Roads must be kept clear at all times for access by emergency vehicles.
45. As required by law, all residents' vehicles on the Park must be taxed, insured and in a roadworthy condition, and driven only by persons who are insured to drive them and who hold a valid driving licence for the type of vehicle being driven.
46. Abandoned or unroadworthy vehicles must not be kept or used on the Park, and the Park owner may take appropriate steps to remove such vehicles from the Park. All costs for said removal will be passed to the vehicle owner.
47. Major maintenance to vehicles on the Park is prohibited.
48. Occupiers may not keep any commercial vehicles on the Park overnight. Commercial vehicles used by or on behalf of occupiers must not create a nuisance to other residents and must be parked in an area designated by the Park owner. (Off site Only)
49. Touring caravans, boats and camper vans will be allowed on the Park for a maximum of 48 hours to allow for cleaning/provisioning prior to any excursion, provided this does not breach any of the conditions of the Park's site licence

Fire Precautions

50. It is forbidden to tamper with or to interfere with any of the fire-fighting equipment on the Park. Fire point hoses and other fire-fighting equipment must only be used in case of emergency.
51. All mobile homes must be equipped with at least one 1-gallon minimum capacity water-type, or one 2-pound dry powder-type, fire extinguisher, a smoke detector and a fire extinguisher/fire blanket, which conforms to the relevant British Standard. Occupiers are responsible for ensuring their fire- fighting equipment is maintained in good working order.
52. All residents should familiarize themselves with the information provided about the procedures to be adopted in case of fire and must cooperate with the Park owner and fire services in any fire drills, which may be organized.

Anti-Social Behavior

53. Cotswold Grange will not tolerate any form of anti-social behavior, we treat this seriously and in extreme circumstances you will be told to permanently vacate the park and your licence would be terminated.

Insurance & Gas Safety Checks

54. Each Caravan/Lodge/Park Home homeowner is responsible for insuring his/her unit against theft and third-party liability (this is compulsory). To cut down the risk of theft, owners are requested to remove any items of value whilst away.
55. You must have insurance. Proof required annually at the office.
56. You must also have an annual Gas safety check completed by a Gas safe approved engineer.

Boat Usage

57. No Charge is made for the storage of residents own boats that are stored in our storage area after use in the river, however no boat is to be stored alongside a caravan and all boat owners are reminded that all boats stored on site must be registered with the Lower Avon Navigation Trust (licensed) If not, the boat will need to be removed from the park.