



Smithy Park

- Country Holiday Park -

Smithy Park, Abermule, Newtown, Montgomery, Powys, SY15 6ND
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STATIC HOLIDAY HOME PARK RULES AND CONDITIONS

All Holiday Home owners, their guests, and visitors are required to follow the Park rules. These guidelines may not address every situation, so please reach out to a Park Team member if you have any questions. Remember, as the owner, you are responsible for making sure that anyone visiting or staying in your Holiday Home follows these rules. Park Team members have full authority to enforce the rules as needed.

Smithy Park is licensed as a Holiday Home Park, and not a Residential Park. The season is from 1st March – 5th January. Therefore, the Holiday Homes must not be used as an only or main residence, each Holiday Home Owner must have a permanent UK residence where he/she is paying council tax. You must not go onto the local Doctor's List or Electoral Register. Holiday Home Owners or guests perceived to be living on the Park will be required to prove otherwise. **The maximum stay at any one time is twenty-eight days, with a minimum period off park of 8 days per 28 days' continual occupation.** No post may be sent to the Park.

A current home postal address of Holiday Home Owner and any change of name or telephone number must be reported to the Reception office.

Without prejudice to all other rights of the Park owners, the Park owners shall have:

- (i) A lien over any Holiday Home or its contents for all service charges and all other monies payable by the Holiday Home owner to the park owners on any claim, or account and for the costs and expense of maintaining and exercising such a lien.
- (ii) The right to sell the Holiday Home and the contents thereof by public auction or otherwise and to pay or retain there out the said service charge, expenses, and other charges and monies

All Holiday Homes on the Park must be insured and have a gas safety certificate. We require a current copy of your insurance policy and gas certificate.

All cars, vehicles, Holiday Homes and contents are parked entirely at owner's risk and all property brought on Park shall be at the entire risk of the owner.

The Park owners and its employees, servants, agents and contractors shall be exempt from all liability for personal injury to the Holiday Home owner, or the other occupiers of any Holiday Home or for any loss or damage to any Holiday Homes or the contents thereof or any other property belonging to the Holiday Home owner or the occupiers of the Holiday Home, where such injury, damage or loss is not occasioned by the negligence of the Park owners or its employees, servants, agents and contractors, and whether or not the Holiday Home is unoccupied or occupied with or without the Holiday Home owner's permission. The Holiday Home owner undertakes to indemnify the Park owners against all actions and claims by third parties in respect of any damage or liability caused or arising from the wilful act, neglect or default of the Holiday Home owner any members of his family or guests using the Holiday Home or any other persons on the Park at invitation, express or implied, of the Holiday Home owners.

Disconnection of services is to be done by Park Team or professional contractors only or with the written consent of the park owner and charged at the current rates which are available in reception. If your Holiday Home is sold off Park, there is a disconnection charge and the disconnection must be carried out by the Park Team.

Any Holiday Home for which the service charge has not been paid may be moved by the Park Owners at the expense and risk of the Holiday Home owner to any place the Park Owners may decide. Subject to this no Holiday Home shall be moved except by the Park Owners or with his written consent. Charges for this are available in reception.

All users of the Park must observe the Local Authority By-Laws. Authorised officers of that Authority and the Park Owners are entitled to have access to the Park and the Holiday Homes at all reasonable times. Holiday Homes must conform with conditions laid down by the Planning Authority and must be placed exactly as required by the Park Owners and moved to new positions as requested at any time. Only Holiday Homes of Proprietary manufacture will be permitted.

The owner must be the main user. Holiday Homes and Holiday Home pitches are not transferable including inheritance

Sub Letting is not allowed. Use by other family members or friends should be with the Park owner's knowledge and consent.

Holiday Home owners are responsible for the tidiness of their plot and for the cleanliness of their Holiday Home. It is recommended that Holiday Homes are cleaned at least once a year. If a caravan is deemed by the Park owner to be untidy or in poor condition, notice may be given to change. It is important for Holiday Home owners to check guttering for debris as downspouts can get blocked. For fire safety reasons no items are to be stored under the unit. Please obtain prior approval before doing any work around your pitch. Only one storage box per pitch is allowed. The Park Owners have the right to remove any Holiday Home not kept in good condition. No exterior changes or painting without written consent from the Park owners.

Closed Season If you intend to visit your Holiday Home during the closed season, please ring reception 48 hours before and you will be advised if you are able to visit. The Park gates will be locked. You cannot stay overnight during the closed period.

Parents/Guardians must supervise their children at all times whilst on the Park. Children must not be outside after dark without adult supervision. Please follow instruction on Park signage re. bicycles, skateboards, scooters, Segway's, roller blades, etc. which are not allowed on any Park roads or parking areas. All ball games including Swing Ball should be played on the play area. **Children must be accompanied by adults on the Riverbank.**

Dogs are only permitted on the Park if kept under control at all times and on a lead. Unsociable or dangerous dogs are not permitted and the Park owners reserve the right to refuse certain breeds of dogs. Do not leave your dog unsupervised at any time, or in the charge of young children. Do not allow your dog to annoy your neighbours or foul around the Park. If you wish to let your dog off the lead on the riverbank please make sure that they are under control. ***Please clean up after your dog at all times.*** Doggie bins are provided. Please ensure your dog has a current annual vaccination. If your dog is noisy and unsocial you will be asked to remove it from the Park and it will not be permitted to return, dog owners may also be asked to leave the Park. Other types of pets are allowed at the Park owner's discretion.

Security There is CCTV covering the Park, but it is not infallible. Please be security conscious with your car, belongings and valuables. All visitors are to check in at reception and let us know how long they are staying. If you see anyone acting suspiciously, or anyone you know shouldn't be on the Park, please inform a member of the Team.

All wheeled vehicles should be driven at a maximum speed of 5mph, and no vehicle should be driven by anyone without a full driving license and insurance policy on the vehicle being driven. Do not drink and drive on the Park, as far as the law is concerned our roads are treated as public highways.

One car only to be parked by each pitch, any second cars and visitors are to park in the designated parking areas. Also, in wet weather please endeavour to use the parking areas.

Noise & Privacy. The Park is a peaceful environment. Any sound from cars, televisions, audio equipment, musical instruments, etc. should be played at a volume not audible to neighbouring Holiday Homes. When returning at night please respect others who may be sleeping, voices carry a long way at night! Please respect the privacy of others and do not take shortcuts through pitches

Refuse Please recycle as much as possible. In Wales all businesses must sort their recyclable materials. You will find Card & Paper, Plastics & Tins, Glass and Food waste bins in the compound next to the shower facilities. Please do put items in the correct bin. If in doubt, use the general waste bin.

Campfires, gazebos, the use of firearms, fireworks and open fires are NOT allowed, but raised barbecues are permitted.

Please respect the Countryside Code.

Smithy Park is private property and the Park Owners reserve the right to refuse entry or evict subject to reasonable prior notice to any person or vehicle. The Park Owners reserve the right to terminate the letting of a pitch. They also reserve the right to demand withdrawal of any persons offending the park rules.

The Park owners reserve the right to change or modify these rules at any time without giving prior notice.