

# Lough Erne Yacht Club

## Caravan (Static) Site Regulations (2011)

### Definitions

**Caravan** means a Static Caravan or mobile home. Not a touring caravan

**LEYC**, Lough Erne Yacht Club

**B of D**, Board of Directors

**Site**, Lough Erne Caravan Site

### General

1. Only full members of the club are allowed to hold a Caravan site licence.
2. The licence is for one year only and must be renewed each year.
3. No Caravan owner on the site may claim it to be his or her permanent residence.
4. Persons under the age of 21 years are not permitted to occupy any Caravan unless accompanied by a parent or guardian acceptable to the Board of Directors
5. Prolonged and/or regular occupation of a Caravan (in the absence of the owner) by non-members of the club is strictly forbidden and will render the site holder liable to cancellation of site licence and possibly Club membership. Prolonged occupation is defined as being in excess of a weekend and regular occupation as being more frequently than twice a season.
6. The caravan owner must have adequate third party insurance at all times.  
**(Minimum Legal Liability Indemnity £2,000,000)**

### Site Licence & Site Fees

1. The Site licence granted to a caravan owner is **NOT TRANSFERABLE** The right to place a caravan on the LEYC site is personal to the licensee and may not be reassigned or sub-let without the written permission of the Board of Directors. This includes gifting of caravans to family or other parties.
2. Site pitches are deemed to be licensed for one season only. No Caravan may be used for permanent living. A Caravan may not be used for overnight accommodation during the **Closed Season** (5<sup>th</sup> December – 31<sup>st</sup> January)
3. Annual fees are due when the application is presented and must be paid within one calendar month and returned to the LEYC club office with:
  - Full site fee payment
  - Completed application form
  - Electricity Meter reading
  - Signed Site Regulations

### Responsibilities of Caravan Owners

1. It is the responsibility of the caravan owner to make sure that his/her caravan and any shed/s are adequately secured
2. The caravan owner must ensure their caravan and allocated site area is maintained to a good standard and kept clean, uncluttered and in good repair
3. Refuse and rubbish must not be allowed to accumulate around the caravan and must be put in the appropriate refuse bin
4. No alterations, installations or additions must be made to the exterior of the caravan or the pitch area without the prior written permission of the B of D
5. If an owner requires boundary hedges/bushes/vegetation to be cut down or removed, he/she must seek the permission of the Board of Directors
6. No caravan may be used to sleep more than the designated number of persons as recommended by the caravan manufacturer. (6 person for a 2 bedroom unit and 8 persons for a 3 bedroom unit including children)
7. Caravan owners are responsible for the conduct of all users of the caravan and visitors and must comply with club rules regarding visitors.

8. Caravan owners and their visitors must not create excessive noise or misbehave so as to cause annoyance to other caravan users or any club members.
9. The playing of loud music or other noise is not permitted and caravan owners are requested that quietness should prevail after midnight.
10. Generators may not be run for prolonged periods during daylight hours and not at all during the hours of darkness, except in the event of mains supply failure.
11. Site licensees must not erect storage facilities, barbeques or any construction without prior written permission of the Board of Directors and nothing must impinge on a neighbouring site or cause an access obstruction.

### **Health & Safety**

1. Boats must not be parked in the caravan park or beside any caravan
2. Dogs must be kept on leads at all times and owners must ensure that any fouling is cleared up promptly.
3. Caravan owners must keep the spaces between and below their caravan free from boxes, rubbish or any combustible materials
4. It is the responsibility of each caravan owner to have a **serviceable smoke alarm, Carbon Monoxide alarm and fire extinguisher in their caravan.**
5. Caravan owners should make themselves aware of fire points and site fire extinguishers.
6. **Fuel (petrol/diesel)** must not be stored in, around or near any caravan
7. Due care and attention must be observed when using barbeques.
8. No liability shall be accepted by the LEYC, or any of its officers or employees arising from any loss or damage, of any nature whatsoever, sustained during the use of the caravan site.

### **Caravan Sales**

1. Any caravan owner who wishes to sell his caravan to another club member who meets the Criteria for a Caravan Site Allocation must advise the Hon. Secretary in writing of his/her intention to sell.
2. He/she must complete a Sales Application form (from the Hon. Secretary). The application will then be considered by the Board of Directors as soon as possible.
3. If the caravan owner is not successful in selling his/her caravan to another club member then they must have the caravan removed from the site within **two calendar months.**
4. Failure to have the caravan removed from the site in the laid down period of time will incur costs to the club to have the caravan removed and these costs will be charged to the owner of the caravan.
5. If the caravan owner fails to sell his/her caravan but wishes to continue using the pitch, he/she may do so provided the site fees are fully paid, licence and site regulations signed and adequate 3<sup>rd</sup> party insurance in place (**Minimum Legal Liability Indemnity 2 million sterling**)

### **Caravan Removal/Repositioning**

No Caravan owner may remove or reposition his/her caravan on the Lough Erne Yacht Club site unless they have applied in writing to do so and have been given written permission by the board of directors.

- The application must be accompanied by full details of the person/s doing the move.
- The person/s doing the removal/repositioning must be fully insured and competent to carry out the work and meet all current Health & Safety Regulations.

### **Matters Concerning the Caravan Site**

Any matter/s concerning the caravan site should in the first instance be raised with the Hon. Secretary in writing. In the event of a dispute the Board of Directors whose decision will be paramount, final and binding on all parties, will consider the matter/s.

Signed \_\_\_\_\_ Print \_\_\_\_\_

Date / /

Revised 25<sup>th</sup> July 2011