

Rules & Regulations

Version 9.0 Revised 2026/27



Version 9.0 2026/27 supersedes all previous versions of Osea Leisure Park's Rules and Regulations.

The expression “holiday home” refers to a caravan or lodge.

The expression ‘you’ ‘your’ refers to the holiday homeowner and the expression ‘we’/‘us’/‘our’/‘the Company’ refers to the park owner/manager.

The rules set out below are the park rules referred to in your Licence Agreement. You are reminded that breach of these rules is a breach of your Licence Agreement and may result in termination of the Licence Agreement.

1. Office Hours

- The Park office will open **7 days a week**; office timings will be displayed at the Park Office and are subject to change without prior notice.

2. Site Licence

- All owners at Osea Leisure Park must comply with the conditions attached to the Site Licence.
- All owners must have a valid and in date site licence to situate their holiday home on Osea Leisure.



3. Insurance

- All holiday homes must be adequately insured including Third Party liability with a minimum value of **£5 million**. You must produce annual certificates of insurance to the Park Office.



4. The Season

- The caravan park is open and available for occupation between; **11.5 to 12 months subject to your site licence.**
- These can change at any time at the discretion of the park once a licence has expired.

5. Occupancy

- Your holiday home must **NOT** be used as your main residence. We will ask you to provide your main residential address and evidence of your primary residence. This proof must be supplied to the park annually.
- The Park cannot be used as a base from which to travel to and from work on a regular basis.



6. Visitors

- The Park is private property and only those people lawfully visiting with your permission can enter Osea Leisure Park.
- It is your responsibility to ensure that visitors to your holiday home adhere to our Conditions & Regulations and you will be held liable for breaches or damages caused by guests.

- We reserve the right to remove any guest from the park without prior notice or reason.
- We do not permit traders or salesmen access to the park except with our prior consent.

7. Barrier Passes

- Each plot will be issued with three barrier passes for the main barrier.
- Each replacement card will be charged at £20.00, and all other cards need to be bought to the office to ensure lost card is deactivated.
- Should you give a card to a guest or family member you are responsible for their actions in line with clause 6.

9. Letting of Caravans

- Subletting of holiday homes is not permitted nor shall any owner permit any holiday home to be used by any person other than the owner and members of his or her immediate family. Relations of the owner may use the holiday home with the prior consent of the Company, for a maximum period of two weeks.
- Any owners that sublet their holiday home for gain (financial or otherwise) will have their Site Licence terminated without notice.

10. Change of Address

- Any change in the owners home address shall be notified to the Company as soon as possible. It is the responsibility of the owners to ensure that the Company has their correct address for all communications.

11. Purchase / Sale of Holiday Homes

- The sale of holiday homes on the park must be arranged through the Company with the appropriate sales commission being paid by the Seller to the Company before a sale can be completed.
- Providing that the age of the holiday home does not exceed Age Limit: 10 years for caravans or 30 years for lodges (Twin Lodges) you may sell the holiday home in accordance with the provisions of your site licence Clause 6 'Selling the holiday home'. If the age of the holiday home exceeds any Age Limit you can only sell it for removal from the park.
- Commission Rates - Caravans 15% and Lodges (Twin Lodges) 9%. All rates of commission are subject to VAT.
- Any holiday home sale not arranged through the Company shall be deemed invalid and will result in the holiday home being removed from Osea Leisure Park.
- The Park shall have first refusal on the purchase of any holiday home.

12. Moving and Siting of Holiday Homes

- Only the Company is permitted to move holiday homes. Under no circumstances should any owner interfere with the holiday home siting equipment or attempt to move a holiday home.

13. Holiday Home Maintenance

- The colour and exterior of the holiday home must not be changed without our prior consent in writing.
- A holiday home must be maintained in a state capable of movement but may not be moved off the plot without the Company's prior consent in writing. You are responsible for the cleanliness of the holiday home and it must be cleaned on a regular basis.
- Nothing may be displayed in the windows or on the exterior of the caravan holiday home except its number or a nameplate of a reasonable size.

14. Plot Maintenance



- All gardens must always be kept tidy with all grassed areas maintained in the form of a lawn.
- Any garden that is not maintained in a tidy condition will be rectified by the park or nominated contractors and such services will incur a charge.
- Each holiday home plot is restricted to one non-combustible full height metal shed and one non-combustible half height metal shed to accommodate a washing machine.
- Sheds must be sited separate from the holiday home that it serves, in a location permitted by Osea Leisure Park.
- All sheds must be of a size and colour permitted and supplied through Osea Leisure Park only.
- No other structures of any description are permitted on any plot without the express permission of Osea Leisure Park in writing.
- Landscaping of any description must be approved by the Company prior to work commencing and no additional concrete is permitted.
- The installation of caravan decking is to be undertaken only by an approved contractor supplied by the park.
- Timber decking cannot be maintained with new timbers, rotting timber decking must be removed from the park.
- Washing lines may be of the rotary type only and must be removed and stored after each use.

15. Trees and shrubs



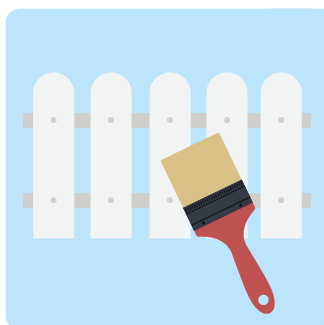
- You are responsible for all hedges and trees within your plot.
- Deciduous trees cannot be cut or pollarded without permission of the Company.
- The planting of trees or hedge rows of any description must be approved by the Company through a plot plan (available from the parks reception).
- The planting of conifers is not permitted.
- The Park reserves the right to maintain or remove any hedge or tree from a customer's plot with 1 month's consultation in writing.

16. Tents

- No tents are permitted on the park or in plots at any time.

17. Plot Fences

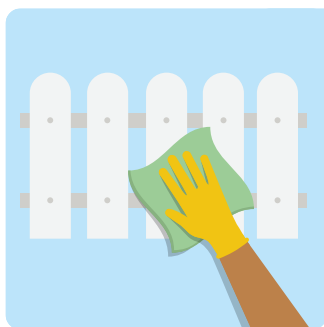
- Fences shall be kept in good order.
- All fences shall be a three-bar ranch style type not less than three feet in height, fences must be painted with wood preservative supplied free of charge by the park.



- Fences must be painted each season prior to the summer holidays, or the park reserves the right to paint your fence and charge appropriately.
- If fencing is to be lined to retain pets the only lining permitted is the green plastic coated rectangle fencing. This is to be supplied and fitted exclusively by the park.
- No fixing of any type should be made to the fence including TV aerials, satellite dishes and / or flag poles.
- No fencing other than the park's three bar ranch style is permitted including fence panels of any description.
- The use of artificial screening is not permitted, including bamboo screening and artificial hedge screening.

18. White Fences

- No fixing of any description is to be fitted to white plastic fences.



- The design or style of white fences must not to be painted or interfered with in any way and should be washed on a regular basis including the interior and exterior.

19. Barbecues/Parties

- Barbecues are permitted but must be a sensible distance away from caravans, sheds and hedges.
- Barbecues/Parties must finish by 11pm.
- There must be no more than **12 persons** at any barbecue or party unless given written consent by the Park Manager.
- Alcoholic drinks may be consumed only in the immediate vicinity of your holiday home or on the Park's licensed premises.

20. Electric

- No owner is to erect or install any exterior lighting that is not connected or fixed to the holiday home.
- Any such lighting can only be installed and erected by the Company's appointed electrical contractor.
- If any holiday home has an electrical fault, it must be reported to the office immediately or as soon as the office is open.
- The use of Electric Fan Convector Heaters, or Electric Towel rails and any similar types of heating are not permitted as they overload the system.

- If any owner has or causes an electrical failure which is found to have been caused by an overload or a faulty appliance, they will be liable for the call out charge and any subsequent repairs made by the Company's electrician.
- If any owner is unsure of any piece of electrical equipment they intend to use in their holiday home, please contact the office who will arrange for an electrician to advise you, free of charge.
- Any owner found to be tampering with any of the Company's electrical installations for whatever reason, will have their Site Licence terminated without notice.

21. Drainage System

- The holiday home drainage system is for water and bodily waste only. Do not dispose of any items into the drainage system including cleaning cloths, babies' nappies, cleaning wipes, sanitary towels, condoms, cooking fat, engine oil, grease or paint.
- The clearance of blockages will be chargeable.

22. Gazebos

- If any Gazebo's are used during the summer months, the covers must be removed when not in use and the frames lowered or stored away. All frames to be stored away in the closed season.
- Owners are responsible for the upkeep and securing of their gazebo and are liable for any damage it may cause if uprooted in winds.

23. Refuse/Grass Cuttings

- Refuse must not be left or deposited outside your holiday home. Please use the refuse/grass bins provided. The bins and refuse areas are for the disposal of domestic waste which does not include furniture, garden equipment, toys, bicycles or electrical items. Owners that dispose of these items Osea Leisure Park will be charged for their disposal. Grass cuttings must be deposited in the grass bins provided; the disposal of grass cuttings anywhere other than the appropriate bins provided will be charged for their disposal.



24. Cars

- Cars and bikes should only be used for access to and egress from the park.
- Speed should be kept to an absolute maximum of **10mph** on Osea Road, Park and Meadows. Access to the park will be revoked for repeat speeding offenders; pedestrians and cyclists must be given priority.
- Do not have children on your lap whilst driving on the park.
- Quad bikes or trial bikes are not permitted on the park.
- You may park up to two cars on park adjacent to your holiday home only.
- The parking of a Jet Ski constitutes one of the two car parking spaces adjacent to your holiday home.
- Parking/Driving on the grass during winter is prohibited.
- Driving is restricted to the park roads.
- Electric bikes and scooters may only be used on park in accordance with the law by individuals of 14 years old and above.



- Car repairs must not be carried out at the park, but a recognized breakdown service may attend in the event of a breakdown.
 - Only cars taxed and insured for use on a public highway may be brought onto the park.
 - The Company will remove any disused, broken down or abandoned vehicles at the registered owner's expense.
 - We do not permit **learner drivers** to drive on the park. All trailers etc. must also be insured to drive on the public highway.
 - Cars are not permitted to be parked on the park when the owner is not staying on the park.
- We have a **zero tolerance policy** on drink or drug driving on park.

25. Trade and Commercial Vehicles

- Trade and Commercial Vehicles to include all Lorries, Vans, Trucks, Pick-up Trucks and Large Motor Homes are not permitted on the park without the prior permission of the Company and are not to be kept on Park overnight, except in the designated van parking area.
- The exceptions to this rule are Ford Connect, Fiesta or Vauxhall Corsa size vans, which are not sign written and any licensed Taxi Cabs, being used for private use only.

26. Behaviour

- Please act in a courteous and considerate manner towards anyone visiting, using or working on the park including our staff and other customers of the park.
 - Please respect the privacy of other holiday homeowners and keep noise at a minimum up to midnight with absolute quiet until 08.00am.
 - Any owner or guest who is caught using or supplying any unlawful drugs will be asked to leave the park.
 - Do not permit anyone who is to your knowledge on the Sex Offenders Register compiled under the Sex Offenders Act 1997 to use or visit the holiday home.
 - Do not trade or operate a business from the park.
- Threatening or aggressive behaviour or verbal abuse of any description towards any staff member will not be tolerated under any circumstances. Offenders will be removed from park and Site Licence terminated.

27. Dogs/Cats

- Dogs must be kept on a lead at all times when outside the owner's plot.
- No animal or livestock other than Dogs and Cats are permitted on the park, with no more than two dogs/cats per holiday home being permitted.
- You must ensure that you clean up after your dog.
- The permission for a pet may be withdrawn if the animal is a nuisance.



28. Children



- Children are always the responsibility of their parents or guardians.
- Children are to be supervised to ensure that they are not a nuisance to other owners or a danger to themselves.

29. Recreation

- Games may be played on your plot; football and other games are permitted only in the areas set aside for recreation such as a playing field.
- Kites must not be flown on the park.
- Children under 8 years of age must be supervised when using our play areas, children under 14 are not permitted to use the exercise area.
- Park and recreation areas on site are available during daylight hours only.

30. Boats/Jet Skis/Jet Bikes



- Boats must not be kept on or adjacent to any plot. This contravenes our Site Licence with Maldon District Council and will invalidate your insurance.
- Boats/Jet Skis must not be refuelled on plots.
- No unnecessary revving of Boat/Jet Skis engines is permitted.
- The storage of trailers on park is not permitted.
- Jet skis parked in front of your plot use a car space, leaving only space for 1 car.

31. Launching Ramp & Boat/Ski Storage

- Owners can now use the launching ramp free of charge.
- Guests must pay a launching fee of £15.00 per day to use the launching ramp.
- Owners that permit their guests to use the Launching Ramp without permission or having paid the appropriate fee will be liable for the fees.



- All craft must display their registration identification number in the prescribed manner.
- All craft must have a current Third-Party Insurance certificate (the office must have a copy).

32. Winter Drain Down

- It is your responsibility to drain down and prepare the holiday home for the winter.
- All gas, electricity and water connections must be switched off.
- During the closed season the curtains of your caravan holiday home should be drawn back, and all items of value removed.
- No cars, motorcycles, boats, jet bikes or jet skis are to be kept on or adjacent to the plot throughout the closed season.
- You shall be solely responsible for securing the caravan and shall ensure that the caravan and its contents are adequately insured throughout the closed season against all risks including flood, storm and tempest.

33. Post



- The Park address should not be used for deliveries of post. All post will be returned to sender.

34. Fire Precautions

- The holiday home must be equipped with adequate fire fighting equipment. As a minimum this should be a smoke detector and fire blanket.
- No fuels or combustible materials other than LPG may be stored on the plot.
- Do not refuel cars, boats, jet skis on or adjacent to any plot.
- No combustible materials to be stored below the holiday home.
- It is the owners responsibility to ensure that all occupants of your holiday home are familiar with the location of the Fire Points.
- Do not interfere with any fire extinguishers throughout the park.

35. Gas Tests



- It is advisable to have the LPG boiler and associated gas equipment in your holiday home serviced on a regular basis by a “Gas Safe” engineer.
- All holiday homes should be fitted with a Carbon Monoxide detector which must be tested on a regular basis.
- Do not interfere with any gas equipment in your holiday home.
- In the event of a fire evacuate the holiday home, alert your neighbours and call the Fire Services.

36. Gas Cylinders and Purchases



- Only gas supplied by the park is to be used on site.
- The maintenance team will connect all gas to the holiday home and remove the empties.
- No empty gas bottles are to be left outside the plot.
- A maximum of 2 gas bottles is permitted at any time.
- Gas bottles will be charged at £50.00 per lost bottle.

For any queries please contact reception:

Call 01621 854695

Email info@osealeisure.com