

Park Rules Issued 10 September 2026

Our "Site Licence" as issued by the local District Council, is available to read in the office.

If the office is unattended **during normal office hours**, please ring 02844 851527. Telephone messages are monitored out of hours for emergency calls. Electric outages are not considered an emergency but we will endeavour to reset trips as soon as possible. Please give us time to respond. Please do not continuously ring without leaving a message as this is very disturbing. Do not use the barrier intercom for anything other than access or genuine emergencies

No enquiries should be made to our home which is strictly private.

To safeguard against any misunderstanding, contact us prior to carrying out any modification or alteration to your caravan, physical or cosmetic, inside or out, or pitch.

Access

Access to the park is via an automated, number plate recognition, (ANPR) barrier system. Licenced caravan owners, their families and regular visitors can be added. Advance notice is to be given. **Full name, relationship, make, model, colour and registration number** is required. Is it an **addition** or **replacement of what?** The barrier intercom should only be used during the hours of **9am and 9pm** for access only. Additions and alterations to vehicle details can be made during office hours, email preferred. Number plates must be in good condition and to legal standard BS AU 145e (currently) to be recognised. If we are contacted to give access due to non-legal, non-registered, or damaged plates, a charge will be made. Cars are not to be parked outside of the barriers for entry by foot. The caravan owner is responsible.

The fact that friends and relations may be on the system does not grant free usage of the park and facilities without the specific invitation of the caravan owner who generally would need to be present.

Aerials & Satellite Systems

Contact us for approval prior to arranging any work or purchasing any equipment relating to additions or alterations to aerials, satellite dishes, data dishes or the like, or their supports.

Alcohol & Illegal Substances

The consumption of alcohol is only permitted while at a caravan and not while walking the park or at any other location within the park. Drunken behaviour will not be tolerated. Use or possession of any illegal substance will lead to immediate withdrawal of your licence to remain.

Caravan

Caravans are designed and built to meet specific approvals and standards and are not to be modified in any way to deviate from same. No changes are to be made that affect the external appearance.

No caravan, or area around, may bear any advertisement matter, emblem, drawing, flag, poster or slogan.

Access steps must be of a proprietary design for caravans and meet relevant standards. They should be placed firmly onto the ground. Concrete or slab work will only be carried out by Edgewater Holiday Park Ltd.

The space under and around the caravan shall be kept tidy and well maintained. Nothing is to be stored beneath the caravan. A minimum fee of £30 shall be charged for any work required to bring the caravan and pitch up to the required standard. All loose items must be secured when not in use such as picnic tables, chairs etc. Any items left unsecured and at risk of causing damage, will be disposed of and charged for.

No vegetation shall be planted around the caravan.

Do not dig or drive in stakes of any length or type. Games such as 'swing ball' should be mounted into filled free-standing bases. Pet anchors are not to be used.

All caravans must be securely anchored. You are advised to check your anchors at least twice a year and to keep them greased. No holes to be drilled into concrete bases or anything to be directly attached.

Cars

Are only to be used from the main highway to your caravan and are not to be used for general transport within the park. Do not park at the ends of the caravan unless specifically instructed to do so. Cars should only be parked at the owner's caravan. Do not park in other people's pitches. Do not drive your vehicle onto grassed areas unnecessarily.

Strictly no vehicles or trailers are to be left on the park while the owners are away.

The area by the playground and other open areas are strictly 'No Parking'.

Keep to the roads. Do not drive through or onto caravan pitches other than your own. Do not drive around the speed ramps. The rules of the road apply on the park.

Commercial vehicles belonging to caravan owners are **not to be driven into the park** and should be parked by **advance arrangement only for specific reasons**. Visitors are not permitted to bring any type of commercial vehicle, minibuses, motor homes etc. into the park.

Driving instruction on the park is forbidden. 'L' drivers must swap to a full licence holder at the main entrance.

The site speed limit is 10mph except where markers show a lower limit. This should be reduced in poor conditions.

Vehicles should not be left unattended with the engine running nor with keys in the ignition. Children are not to be left 'playing' in vehicles.

Non-roadworthy motorised modes of transport, combustion or electric, including scooters, are not allowed on the park. Child type 'toy' designs may be permitted with prior arrangement.

CCTV & Monitoring

Please be aware that CCTV operates within the park. In the interest of social interest, safety and security, still photography will be used at times. Photos from around the park may appear on the internet or in publications. Telephone calls may be recorded.

Children

All children remain the responsibility of their parents who must ensure that acceptable standards of behaviour are maintained and the children remain safe. Children are expected to abide by the park rules, especially about noise, refuse and pet control. Noise should be kept to a minimum after **9pm** and before **10am**.

All children must be at a caravan by 11pm. Good supervision is always required. Younger children should be back at their caravan before dark.

Do not allow your children to run freely around or through other caravan pitches.

The area around the entrance barriers is not a playground. Ensure that younger children remain within the park boundaries.

Decking and Boarding-in

There is no 'right' for the addition of a deck. This work will only be carried out by Edgewater Holiday Park Ltd or our approved contractor.

Existing installations must be kept in a safe and well-maintained condition. Protective coatings need to be applied to ensure a pleasing appearance. It is the caravan owner's responsibility to regularly inspect beneath the caravan for leaks etc. Should groundwork be required, and the area is obstructed, the decking or boarding must be removed and reinstated as required at the caravan owner's expense.

If the erected deck restricts mowing around the pitch, it will be the caravan owner's responsibility to ensure the grass is kept cut and well maintained. **Any preservative or coating, type and colour, must be agreed with management prior to being purchased or applied.**

A deck does not add value to your caravan. If your caravan is sold or moved, you may have to bear the cost of its disposal.

All loose items should be removed from the deck or secured when the caravan is unoccupied. Any materials attached to the deck to be used as windbreaks must be removed during the closed season or when the caravan is unoccupied. No windbreak material to be fixed to the outside of decking. (existing heavy tarpaulin types only to be used on the outside until expired)

Tarpaulins should not be used to cover loose items as these are torn and lifted by relatively light winds and cause damage to other property.

Deliveries (larger items)

Anyone arranging a delivery to the park must inform the office well in advance so that an appointment may be made. Caravan owners must ensure that they are at the park to meet the delivery. Deliveries may be arranged Monday- Friday.

Deliveries (Take-away food)

Food deliveries should be met outside of the park as drivers will not be given access through the barrier. If we are called, a charge will be made.

Electric

If the electrical supply fails, check the consumer unit within the caravan. If the condition persists, contact the management, preferably during working hours or leave a message. In an emergency, where a dangerous situation exists, contact management immediately. Leave a message if instructed to do so.

A charge of £30 for out-of-hours, non-emergency calls will be made. Power failure is not regarded as an emergency.

All electrical appliances must be in a good state of repair. Please keep in mind the overall supply load. This is generally 16 Amperes. Advice is available to help prevent overload disconnections.

Electric radiant type heaters are not permitted. Convector or oil filled heaters should be thermostatically controlled, be rated at no more than 1Kw and should have overheat and tilt safety devices.

The electrical system of the caravan must not be modified in any way to provide power outside of the caravan structure. Fridges, freezers, washing machine etc must not be fitted outside or in storage Boxes.

Fences & Access

Fences around the caravan or within the pitch area are not permitted. Do not climb over, slide under or interfere with fencing. Areas that are cordoned off by fence, ropes, tapes or signs must not be entered or crossed.

Keep off empty bases and do not interfere with the services.

First Aid

A First Aid box is in the office.

Fire

Firefighting equipment is placed around the site. Please familiarise yourself with these areas and ensure all members of your family know what to do in the event of a fire.

Only attack a fire if you are fit and competent enough to do so without placing yourself or others in danger. Interference with any of the fire equipment is a criminal offence and will be treated as such.

Check your smoke alarms, carbon monoxide detectors and extinguishers regularly.

Ensure all fire escape windows and doors are well maintained and are always kept clear. Do not place fridges, freezers or similar items in front of doors. For caravans without a turn knob on the inside of the door, keep a key at hand.

Chimeneas or similar open flame outdoor heaters are not permitted.

Frost

It is the responsibility of the caravan owner to see that the water supply to their caravan is turned off, disconnected and drained during winter. If you are draining the system yourself, **do not** disconnect the main supply at our stopcock connection beneath the caravan. Ask if unsure. Check your insurance policy for exclusions.

Gas & Cylinders

Gas is available from the office during office open hours. A new cylinder will only be issued on the receipt of an empty.

Should delivery of a cylinder be required (cylinders above 19kg) payment should be made at the office. Replacement cylinders will be delivered within 48 working hours. Delivery of cylinders of 19KG and under can be arranged for a small charge. A charge of £6.00 will be made for non-payment of gas resulting in an invoice being raised. **No delivery service is available at weekends or bank holidays.**

The very big 47kg, cylinders are not to be brought onto the park. Should any appear, they will need to be removed regardless of how full they are.

Do not, under any circumstances use a gas cylinder while on its side. This practice can lead to unpredictable and catastrophic danger and will generate a written warning. Treat gas cylinders with the greatest respect at all times. Never use a hammer of similar when trying to loosen the attachment nut. Threads on Propane tanks are left-handed.

It is recommended that you obtain a Gas Safety Certificate annually. Restricting air vents in a caravan is extremely dangerous as these are part of the gas safety requirements. Doing so, will result in a re-test being required before the caravan can be re-used.

Details of certified gas fitters are available from the office and can be added to. No other persons are to be brought onto the park to carry out any sort of gas related work. **It is illegal to carry out DIY work on gas equipment.**

Do not store gas cylinders, including compressed air tanks, of any sort inside the caravan or storage boxes. Only 1 spare cylinder is to be kept at the caravan. Should we have to remove cylinders from caravans, a charge will be made.

Portable gas appliances are not permitted within a caravan.

Warning: Buying gas cylinders from anywhere other than authorised agents, providing genuine product, can prove extremely dangerous. No unofficial cylinders or refills are to be brought onto the park and you may be asked for proof of purchase. Any unofficial cylinders will be reported to and removed by the relevant bodies as such items are illegal, un-tested, and place others at risk. Using illegal fills may well result in the termination of your licence.

Grass Cutting

Please assist us by keeping the area around your pitch tidy and clear of rubbish, toys and other obstacles. Nothing is to be positioned on or in the grass area around the pitch, which may hinder mowing. Please do not allow children to place stones, rocks and shells around your caravan. This is potentially dangerous and can cause damage to our machines.

Insurance

Caravans must, without exception, be fully insured, including third party liability, always, with no break in cover. There is a Park Scheme in place. Charges will be made for any insurance policies outside of the Park Scheme in accordance with your Site Licence terms. A charge of £30.00 per day will be made for uninsured short periods. Knowing that your cover has lapsed may result in termination of your licence.

Laundry

This is for **ADULTS** only. No children are to be in this room under any circumstances. 'Children' includes babies, toddlers and teenagers. Tokens for the machines are available from the office. Each person using the laundry is requested to remove their laundry as soon as it is finished to allow the next person to proceed. In the interest of hygiene, no dogs permitted. Do not use these machines for animal bedding. The provided baskets are not to be removed from the laundry.

Litter

Please use the litter bins provided for small items of rubbish. These small bins are not to be used for your domestic rubbish.

Noise

For the enjoyment of everyone on the park please consider your neighbours and keep noise to an acceptable level. Noise should be kept to an absolute minimum between the hours of **9pm** and **10am**. Do not sound your car horn, other than for emergencies.

Non-Renewal

If for any reason, you have decided not to renew your licence for the upcoming year commencing the 1st February, your caravan must be removed from the park by the 31st January. A minimum notice of 8 weeks is required. We reserve the right to charge storage costs or pro rata licence fee should any caravan be remaining on the park after 31st January. Refer to your licence agreement.

Notices

Notifications will be made via our website, notices around the park and social media.

Out of Season

Anyone wishing to visit their caravan during the closed season **must make an appointment**, Monday to Friday only, 9:30 'till 4.

Payment of Pitch Fee

Methods of payment are detailed in your annual renewal invitation.

Spread payment terms include a £60 administration fee.

Any terms must be agreed prior to the 30th of November. No payment for licence fees will be accepted without a completed Licence Agreement for a Caravan Holiday Home (Under the Caravans Act (Northern Ireland) 2011) and any other relevant paperwork. Any late payment will have interest added at a rate detailed in the Licence Agreement. You will be liable for reasonable administration costs necessarily incurred in recovering late payments.

No caravan will be used where payments are outstanding and no arrangement for payment is in place.

Pets

Dogs must always be kept on a lead while on the park. All dog poo must be picked up and disposed of, including from the beach. Offenders will be referred to the local Council and may be denied the right to bring any dog onto the park. Should the offender be a visitor, this may also affect the caravan owner who is held to be responsible. The total number of dogs at any caravan should be carefully considered, a maximum of two would seem acceptable. It is not desirable for your visitors to add to the number of animals at your caravan. Only tie your dog up outside if it is accompanied, **always**, by a responsible person. Do not allow children to look after and exercise animals if they are not in control or cannot clear-up after them.

Dogs are not to be left unattended at any time.

Do not allow your animals to dig holes. Any holes which are found will be filled and a minimum charge of £30 will be made.

Cats, or any other pets, brought onto the park must be kept restrained.

Pitch Fees

Pitch fees are banded as to their position or desirability. A premium is charged on pitch fees for private sale purchasers. Information is available from the office.

Post

No post for caravan owners will be accepted unless by prior arrangement. No post will be signed for.

Contrary to this, should any post be received, we will hold it in the office for a period of 7 days after which it will be returned to sender. The address of Edgewater Holiday Park Ltd must not be used as a billing address or for any other mailings or other purpose under any circumstances. Should we have to collect post undelivered due to incorrect stamp value, a charge of £30 will be made.

Recreation

The field adjacent to the beach is the designated recreation area. Please note that the fields adjacent to the park are private and **STRICTLY OUT OF BOUNDS** and do not have access.

Do not walk between other people's caravans or allow your children to do so. Please consider the privacy of other park users.

Ball games or similar activities around caravans are forbidden and should be restricted to the recreation field. No hard ball games, including golf and hurling, to be played anywhere on the park. No guns of any description are allowed on site. No knives

to be carried. Kites should not be flown above or amongst the caravans. Model aircraft, drones etc are not permitted to be flown on site.

The Playground is recommended for use by children aged between 7 and 13. Children should be supervised, and adequate care taken. Any child not using the playground as it was intended will be denied future use.

No dogs are allowed in the playground area.

Bullying and vandalism on the site will not be tolerated.

Bicycles should be ridden with care. Cycle helmets should be worn. Bicycles should be in good working order.

Strictly, No Cycling after dark without lights, helmet and safety clothing.

No fireworks or aerial type Chinese Lanterns.

Refuse

Bins are for **domestic waste only**. Any other refuse will not be taken or will be charged for at a minimum of £30 per item if left for the management to dispose of. Furniture, windbreaks, bikes, carpets, fridges, toys, BBQs, bedding, etc, to name a few items, are not considered domestic. We view Domestic Waste as being products related to everyday living such as food, food packaging, toiletries etc. Anything else should be taken to the tip where you are able to dispose without costing the park and ultimately yourselves.

No child should attempt to place refuse in the dustbins if they are not tall enough to lift the lid safely. Sensible footwear must be worn in the bin area.

Repairs

The management reserve the right to carry out, and charge for, emergency repairs if necessary for security, safety or damage prevention reasons.

Sewerage

Absolutely nothing is to be flushed other than natural waste and toilet tissue. No wipes of any description, no sanitary products, makeup pads or J cloths. The packet may state 'flushable' but **DON'T**, they are not.

Site Safety & Security

If you notice anything unusual such as an open window on a neighbouring caravan, please report it to the office. Any unfamiliar cars, members of the public, dogs off leads and similar issues, should be notified to the office immediately. Do not make pathways by taking shortcuts through un-mown areas, particularly to the beach, as this encourages erosion and members of the public to enter the park.

Any incidents resulting in injury or damage should be reported to the office at the earliest opportunity.

Shirts

No offensive slogans or shirts which may cause offence are to be worn on the park. Football or sports shirts that would be associated with a political or religious bias are not to be worn on the park.

Smoking

All buildings and entrances on the site are 'No Smoking'. Electronic cigarettes will be treated in the same regard. Used cigarettes should be disposed of responsibly.

Storage Boxes & Structures

If any owner wishes to purchase any structure, (e.g. decking, storage enclosure, etc.) to be erected adjacent to their caravan then they must contact the park office in the first instance for agreement. The park has obligations under the Local Authority Site Licence and Health and Safety legislation which must be observed before any structure can be considered.

Storage boxes shall be of a non-combustible construction and should be kept in clean & sound condition. A certificate from the manufacturer will be required as proof if requested. Plastic boxes have proven not to be suitable for this park.

Boxes will be no more than 1.3m in height, in an environmentally friendly colour. Any other criteria must be discussed with the management prior to purchase.

Boxes that meet the approval of the council will, at times, be available to purchase through the office.

The type and anticipated position of any storage box should be discussed with the management prior to any purchase being made. Typically, the box type will have a bearing on the base construction. The positioning of any box directly onto the grass is not acceptable. Only one storage box per caravan is permitted.

Other constructions such as dog kennels, playhouses or sheds of any description are not permitted.

Trading & Tradespersons

No trading whatsoever is permitted by persons on the park other than authorised concessionaries. The introduction of outside trading interests is strictly forbidden. No caravan owner is to be disturbed by door-to-door leafleting or similar.

Any tradesperson brought onto the park to quote for or carry out any work at or in your caravan must be qualified and fully insured for third party & public liability for a minimum of **£5 million**. The management are to be notified of any such visit **well in advance** to allow checking of relevant documents. Without the correct documents the tradesperson will be asked to leave. The caravan owner must be in attendance for the duration of the work. Any work must be completed during the working week. i.e. Monday to Friday. No work to be carried out weekends or holiday periods.

Tents

Tents, awnings or other temporary constructions are not allowed.

Visitors

Edgewater Holiday Park Ltd is strictly private and has no public right of way.

Caravan owners may only lend their caravan to immediate family members, i.e. mum, dad, son, daughter, brother & sister. The lendee is not to sub lend or invite others outside of the agreement. Derivations are at our discretion. The office must be advised and **approval given, well in advance**. Being informed that your visitors are on their way or indeed, already here, is not acceptable. A copy of the "Park Rules" must be given to all visitors to read, and it should be ensured that they are familiar with the usage of the caravan and requirements of the park. The caravan owner will always remain responsible. No party type groups or gatherings be they teenage or adult. Should management have to instruct visitors on the use of the caravan or park related matters, a minimum charge of £30 will be made.

Washing Lines

Whirly type washing lines are not permitted. No string lines are to be erected. Window hung or free-standing airers should be used. Do not hang washing on the fences.

Water

Always turn the water off when leaving your caravan. No work relating to the plumbing system, either internally or externally, is to be carried out without approval, such as outside taps for hose pipes. Legislation covering modifications must be adhered to under all circumstances.

Watercraft

Seek advice from the office if you are considering the purchase of any watercraft with a view of bringing it onto or launching from the park. No additional Jet Skis will be permitted. No further permission for others, family or otherwise, to solely use, or be in control of Jet Skis will be permitted in addition to those already registered, regardless of any certification. It has been, and still is, our intention to phase out Jet Ski use from the park. You are required to familiarise yourself with any local bylaws or similar. No boats or watercraft to be stored at caravans i.e. your craft should not be on the park if you are not staying in your caravan. Craft should only be kept at the caravan where registered. Boats larger than 4 metres in length or thereabouts will not be permitted onto the park. (This will not be applied retrospectively to boats already granted. Any change will need to conform)

Only craft owned by the caravan owner will be allowed on the site, and only one craft per caravan.

A relevant RYA Certificate or equivalent will be required for any powered watercraft being brought onto the park. For small craft with an engine size of 6hp or less, an RYA certificate is not currently a requirement but is strongly recommended.

Insurance for a minimum of third-party cover is mandatory. A copy of the insurance details must be provided prior to bringing any craft onto the park. Only fully insured and named individuals should be in control of the craft. The caravan owner, i.e. the owner of the craft, must be in attendance with close proximity, generally, on the craft also, at all times should someone else be in control of the craft. Craft must be seaworthy and trailers fully road legal. All powered craft are to stay well out.

A key for access to the beach will only be provided once these requirements have been met and may be removed at any time. The lock is likely to be changed periodically and a replacement key will incur a small non-refundable charge. The key is personal

to the user and must not be passed or lent to another either physically or by giving access. The only access to the beach is via the entrance by the playpark. Under no circumstances should cars drive through, or park in, the playground or recreation field.

Ensure your vehicle is suitable for launch and recovery. Edgewater Holiday Park Ltd accepts no responsibility for the beach condition or access thereto. It is for you to ensure that the conditions are acceptable and that your vehicle and trailer can make the journey safely. We accept no responsibility for any damage, injuries or transgressions of laws howsoever caused. Under no circumstance should anyone be riding on a towed vessel while on the park.

Windbreaks & such

Underground services should be considered and discussed with management prior to erection.

Guy ropes or metal pegs are not to be used nor windbreaks with metallic poles

Must be removed when not in use (this includes overnight) or when the caravan is unoccupied. Any left contrary to this, may be removed, disposed of, and charged for. Windbreaks attached to decks should be removed when the caravan is unoccupied.

Must not cause an obstruction between caravans and should not be used as fencing at any time. The park is laid out for free movement in the event of an emergency.

Should a post break during removal, the stump must be removed from the ground to prevent possible injury.

Paddling pools

Of any size must not be left unattended for even short periods as they are extremely dangerous to young children and pose a trip hazard, particularly after dark.

Glass tables

Glass topped tables have proven to be an issue in high winds, can be extremely dangerous when lifted and are very difficult to clean up after they have broken or shattered. Avoid such purchases or make sure they are very well secured when not in use.

And finally...

These rules are subject to any endorsements that may be issued directly and specifically to the licensee which take precedence over any statement contained within this document to the contrary. Endorsements may be added or retracted at any time by the park owners and will usually be issued only in the event of any transgression of the rules or breach of the terms of our agreement with the caravan owner.

Contravention of these rules will be recorded and may have effect on later decisions.

The name of Edgewater Holiday Park Ltd or any variation alluding to same is not to be used for any reason whatsoever for any event, publication or similar publicity without the express permission of the management.

Please do not hesitate to contact us should you wish to discuss any points.

Under current legislation, this document constitutes part of your Licence Agreement for a Caravan Holiday Home (Under the Caravans Act (Northern Ireland) 2011)

Any prices quoted are inclusive of VAT at 20% and may be subject to change.

Telephone calls may be recorded in the interest of detail accuracy.

E&OE