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*Residential*  
*Park Rules and Conditions*

The following rules of occupation are for the good management of the park and the benefit of all who use it.

The rules have not been compiled to place unnecessary restrictions on residents, but rather to ensure that they may live peacefully in unspoilt surroundings. We are sure that, provided the rules are accepted in the right spirit, our park will continue to be a happy community.

Please read these rules and conditions carefully and keep in your home for reference. It is your responsibility to ensure that all your visitors are aware of the park rules.

Office hours

Please check with office for current details.

Should you need to contact us in an emergency our contact numbers are:-

Office 01995 640590

Clare 07814 083117

Sharon 07813706881

Robert 01772 632238

01772 632491 .

**Condition of the unit**

Park homes must be kept in sound and clean condition, decoration and external colour must be maintained to the satisfaction of the owner. No external alteration of or addition to the home or pitch is permitted without prior written permission from the owner.

**Condition of the pitch**

Occupiers will maintain the plot allocated in a tidy condition free from litter and refuse.

The description of a plot is the garden area surrounding the home which shall not be less than the minimum requirement laid down in the site licence.

The occupier is responsible for the cleanliness of the pitch. Public places and paths should not be littered in any way.

Private gardens where permitted, must be kept neat and tidy and no fences or other means of enclosure shall be allowed without the approval of the owner.

Approval should be sought from the office before undertaking any landscaping tasks or major garden renovations.

The planting of trees and shrubs is also subject to the owner's prior approval of types and position.

### **Trees and shrubs**

You are not entitled to cut trees or hedges at the park. If you find any tree or hedge a nuisance or unsatisfactory, please take the matter up with us. All land beyond the park boundaries is privately owned, no trespassing on such land.

### **Sheds and similar structures**

Only one storage shed shall be permitted on each plot, which shall only be of an approved pattern, size and standard and so positioned to comply with site licence conditions. No inflammable or explosive substances may be kept on the occupier's pitch except in quantities reasonable for domestic use. All types of fuel storage and protection screening must be approved by the owner before purchase or construction and be capable of removal by the occupier on vacation of the pitch.

No washing machines or tumble driers to be installed in sheds, these items are a considerable fire risk and may overload the park's system.

If you wish to add any external structure to the park home such as a verandah or balcony you must first produce plans of what is proposed and obtain consent to do the work. Planning permission may be needed and we may attach reasonable conditions such as requiring an inspection at intervals during the course of construction.

### **Refuse**

The occupier is responsible for the disposal of all household and garden waste in approved containers through the local authority service. The deposit of any large items, non domestic waste, or unroadworthy cars on any part of the owner's land is strictly prohibited.

### **Commercial activities**

No commercial enterprise or business activities may take place on the park. Businesses also include the overhaul and repair of vehicles, mobile retailing vans, for example grocery and fast food.

### **Liability and insurance**

The owner and his employees and agents shall not be liable whatsoever for loss or theft of, or damage or loss to, or theft from any park home or vehicle or property whatsoever.

The occupier agrees to insure and keep insured the park home and its contents with a member of the British Insurance Association against loss or damage by theft, fire, storm and tempest and liability to any third party and such other risks.

Insurance cover can be obtained through the park office, or contact your own broker for details.

### **Nuisance**

No occupier shall do or permit to be done anywhere on the park any act or action which may be or become a nuisance, damage, annoyance or inconvenience to the owner or the neighbours or occupiers of any other home on the park or to any adjoining or neighbouring property, and shall not use or permit the home to be used for any illegal or immoral purposes. Occupiers will be held responsible at all times for the conduct of their children/grandchildren who shall not be permitted to play on or around any public building, on the car parks or in the area of the entrance to the park.

### **Pets**

Pets are not permitted in park homes.

### **Water**

The occupier must not permit waste water to be discharged on to the ground. Any faults which occur on the water supply or plumbing system beyond the mains inlet stop tap are your responsibility and all costs for any repairs will be charged to you.

The occupier is responsible for the sewage connection from ground level upwards and for electrical connections from the meter within the home.

Due to damage caused to water pipes and cables, no stakes, poles or holes of any description must be fitted or made without permission from the office.

### **Gas**

All gas must be purchased through the office. No outside deliveries are allowed. Gas is available during office hours and must be paid for at the office.

### **Age of occupants**

No person under the age of 55 years may reside in a park home (with the exception of the park owner and their family).

### **Occupants of park**

The park home may be used by the occupier and members of his permanent household and bona fide guests only. On no occasion shall the number of persons occupying or using the park home exceed the specified number of berths.

Hiring or sub-letting of any park home is strictly forbidden.

Sale of Park Home 10% will be chargeable on the selling price.

### **Vehicles**

All vehicles must be driven carefully on the park not exceeding 10 mph speed limit. Parking is not permitted on roads or grass verges. Occupiers and other permitted entrants bring vehicles onto the park at their own risk.

Vehicles must keep to authorised parking spaces and the owner is only obliged to provide one car parking space per park home. Visitors must park their vehicle on the visitors car park.

Disused/unroadworthy vehicles must be removed from the park .

No major repairs may be permitted on the park. Motor oils and other fuels must not be discharged into drains or onto the road or car park.

### **Fire precautions**

The chimney, flue and cowl must be kept in good repair, sparks or objectional smoke should not be discharged.

It is recommended that a fire extinguisher of the dry powder type not less than 21lbs capacity should be installed in each park home.

Note: Other types of fire extinguisher can be dangerous in confined spaces.

External fires are strictly forbidden.

Controlled barbecues are permitted.