

Hambleton Country Park residential estate rules

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

These rules form part of the agreement to occupy the pitch.

The term 'occupier' hereinafter refers to the resident of the park home occupying the pitch.

NB: The park is intended for people over the age of 45 with grown up families. It is not suitable for young families with young children.

1. Park homes must be kept in sound and clean condition. External decoration and colour must be maintained to the satisfaction of the management alteration or addition to the park home or pitch is not permitted without prior consultation with the park owner.
2. The occupier is responsible for the cleanliness of the pitch. He/she must also keep the area underneath the park home clear of any flammable materials.
 - 2a. Public places and footpaths shall not be littered in any way.
3. The park home may be used by the occupier and members of his/hers permanent household and bonafide guests only (and in any event for the occupation of such number of persons as shall not exceed the specified number of beds).
4. Park homes shall not be sublet.
5. Any owner wishing to sell their park home must, if the agreement you have is prior to the 26 May 2013 serve a notice of proposed sale on the park owner (Carr Royd Parks Ltd) See condition 7b of the Written Statement 2013.
If your agreement is on or after the 26 May 2013 see condition 7A of the written statement 2013
 - 5a. It is recommended that you read the written statement under the mobile homes act 2013 before marketing your home for sale. It makes clear your legal liabilities as the vendor. More information can be found at <http://www.hambletoncp.co.uk/faq>
 - 5b. An introduction to your purchaser may be helpful as we can help to explain the written statement and Mobile Home Act , and answer any other queries your purchaser may have.
 - 5ci. You may still appoint the park owner to sell your home if you prefer.

6. Occupiers are responsible for ensuring that the electrical, water and gas installations and appliances comply at all time with requirements of the Institution of Electrical Engineers and/or other appropriate authorities. It is recommended all gas appliances be serviced annually.
7. The occupier is responsible for all household refuse to be deposited in refuse sacks in approved containers, which must not be over filled for collection by local authority.
8. Musical instruments, record players, radios, barbecues, other appliance and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30pm and 8am.
9. All cars must be driven carefully on the park, not exceeding the speed limit of 15 mph. Cars must keep to authorised park spaces and to the roads, which must not be obstructed. Cars must be taxed and insured as required by law and drivers must hold a current driving licence and insurance. Normal road traffic rules apply to all roads. Driving whilst unfit through alcohol, drugs or other substances is expressly not allowed. The prior written approval of the management must be obtained before parking commercial vehicles.
10. Any alteration or addition to the park home structure is only permitted with the approval of the park owner and where permitted must be of a design size and standard approved to comply with the site licence. If a contractor is appointed they must let the park owner have a copy of their public liability insurance and professional indemnity, before work commences.
11. Gardens where permitted must be kept neat and tidy and no fences or other means of enclosure shall be permitted without consent of the park owner. Trees and shrubs may not be lopped, topped, felled, damaged or removed. Gardens will be left in a condition to be agreed with the park owner when the occupier vacates the pitch.
12. No washing lines are allowed, only rotary clothes airers.
13. Pets and livestock, where permitted, must be kept under proper control and not allowed to despoil the park. All dogs must be kept on leads when on the park and owners are responsible for any animal's waste removal.
14. The occupier is responsible for the conduct of children in his/her custody and of visitors.
15. Guns, firearms or other offensive weapons of any description shall not be kept on the park.
- 15a. It is forbidden to interfere with, or disturb any floral or fauna on the estate.
16. Everyone using the park is required to comply with the regulations of the site licence, water authority or any other statutory authority.
17. Access is not pennitted to vacant pitches. Building material or other plant must be left

undisturbed.

18. No commercial enterprise or business activities may take place on the park. No signs of any description may be displayed on a home or pitch without the prior permission of the park owner.
19. The occupier will inform the park owner before erecting any external apparatus, other than Sky dishes and aerials. The contractor must have suitable public liability insurance cover subject to permission being granted.
20. Occupiers must not use fire points provided other than for the emergency use they are intended.
21. Joy riding of cycles, motorbikes and mopeds is strictly prohibited on park roads.
22. Storage sheds are only permitted and must be of a fireproof design, size and standard to conform with the site licence.
23. The resident is responsible to ensure that a fire blanket or dry powder extinguisher or both are situated in their home in the kitchen. It is recommended a British Standards approved smoke alarm be fitted and in full working order at all times.
24. It is mandatory that full insurance cover, with a reputable company must be in effect at all times to cover the structural value of the home and third party damage caused in the event of any accident.
25. A copy of a current insurance certificate must be presented to the office annually.
26. The occupier must not permit wastewater to be discharged onto the ground.
27. A current gas and electricity safety report must be available before the home is made available for sale.
28. When the home is to be sold, a drawing showing the boundaries of the plot and measurements must be provided to accompany the particulars of sale and agreed with all neighbouring owners of the plot and the park owner.