

Park Rules.

- 1 For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
- 2 You must not erect fences or other means of enclosure unless you have obtained our written approval (which will not be unreasonably withheld). You must position fences and any other means of enclosure to comply with the park's site license conditions and fire safety requirements.
- 3 You must not have external fires (burning of waste products), including incinerators.
- 4 You must not keep inflammable substances on the park or in garages (where applicable) except in quantities reasonable for domestic use.
- 5 You must not keep explosive substances on the park.
- 6 You must not have more than one storage shed (wooden sheds are not permitted) on the pitch. Where you source the shed yourself the design, standard, size of the shed, must be approved by us in writing, (approval will not be withheld unreasonably). You must position the shed to comply with the park's site license and fire safety requirements. The footprint of the shed shall not exceed (3.2m²).
- 7 You must not have any storage receptacle on the pitch other than the shed mentioned in rule 6.
- 8 You must ensure that any structure erected in the separation space between park homes is of non-combustible construction and positioned to comply with the park's site license conditions and fire safety requirements
- 9 You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. You must not overfill containers and must place them in the approved position for the local authority collections.
- 10 You must not deposit any waste or unroadworthy vehicles on any part of the park (including any individual pitch).

11 You must not use the park home, the pitch or the park (or any part of the park) for any business purpose, and you must not use the park home or the pitch for the storage of stock, plant, machinery or equipment used or last used for any business purpose. However, you are at liberty to work individually from home by carrying out work of a type which does not create a nuisance to other occupiers and does not involve **staff, other workers, customers or members of the public calling at the park home or the park.**

12 No person under the age of 45 years may reside in a park home (with the exception of the park warden).

13 You must not create or permit a noise to be made so as to disturb or cause a nuisance to management or other users of the park between the hours of 10.30pm and 08.00am. This includes, but is not limited to the use musical instruments, music players, radios or similar appliances including from a motor vehicle/motor cycle.

14 You must not keep any pets or animals except the following: Not more than 2 dogs (other than any of the breeds subject to the Dangerous Dogs Act 1991). You must keep any dog under proper control and you must not permit it to frighten or cause a nuisance to management or to other users of the park. You must keep any dog on a leash not exceeding 1 metre in length and must not allow it to despoil the park. Not more than 2 domestic cats. You must keep any cat under proper control and must not permit it to frighten or cause nuisance to other users of the park, or to despoil the park. Not more than 1 budgerigar which you must keep within the park home.

15 Nothing in rule 14 of these Park Rules prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dogs UK or any successor body has issued you with an Identification Book or other appropriate evidence.

16 Where water is not separately metered at the park home or not separately charged you must not use hoses, except in a fire.

17 You must only use fire hoses in case of fire, fire points must not be interfered with at any time.

18 You must protect all external water pipes from potential frost damage.

19 You must not have access to vacant pitches and must not disturb building materials and plant.

20 You must drive all vehicles on the park carefully and within the displayed speed limit.

21 You must not park more than 2 vehicles on the park.

22 You must not park on footpaths, grass verges or obstruct entry to resident's driveways.

23 You must not park anywhere except in permitted parking spaces within the park.

24 Your allocated parking space(s) must not be used to park commercial vehicles of any sort, including light commercial or light goods vehicles, with the exception of commercial vehicles operated by the park owner and park warden.

25 Storage of motorhomes, boats and trailers is not permitted on the park.

26 You must hold a current driving license and be insured to drive any vehicle that you bring on to the park. You must also ensure that any vehicle you drive on the park is taxed in accordance with the requirements of law and is in a roadworthy condition.

27 Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

28 You must not carry out the following works or repairs on the park: (a) major vehicle repairs involving dismantling of part(s) of the engine (b) works which involve the removal of oil or other fuels.

29 You must not use guns, firearms and **offensive weapons (including but not limited to** crossbows) on the park and you may only store them on your pitch if you hold an appropriate license.

30 Occupants must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered homeowners must use reasonable endeavors not to depart from the original exterior colour-scheme. No bright colour's Manufacturer's pastel shades only please.

31 Any alterations to your plot must be approved by the park owner prior to commencement of works. To obtain approval from the park owner a "Works to Plot" application form must be completed in full and submitted to the **park office**.

32 Occupiers will be held responsible for the conduct of their visitors to the park. Children/grandchildren shall not be permitted to play on or around any public building, car parks, roads, neighboring property or the entrance to the park.

33 No Greenhouses are permitted.

34 Occupiers must not permit any matter to enter WC's, gullies or drains which is likely to cause blockage or damage to the park drainage infrastructure. Anyone found so doing will be billed accordingly for any costs involved in clearing any such blockage.

35 Violence or abuse of any kind is strictly prohibited at the park. Management may at its complete discretion require those participating in such behaviour to vacate the park immediately.

36 Only rotary type clothes lines can be used on the park. These rotary clothes lines must be placed discretely at the rear of the home, out of view from the park roads. The drying of clothes/laundry over the veranda, garden furniture etc., is strictly prohibited at all times.

37 Holiday Licencees must not occupy the pitch on a permanent basis and also must provide management with an address for their permanent residence **every 12 months** and/or upon demand by management.

37a. Strictly no sub-letting permitted at any time.

38 Occupants must not use the pitch or any part of the site for any illegal purpose nor for any purpose or in a manner that would cause loss, damage, injury, nuisance or inconvenience to the Landlord, its other tenants or any other owner or occupier of neighbouring property.

39 Occupants are not permitted to move boundary or park fences without permission from management.

40 For reasons of safety, the overcrowding of any pitch will not be permitted. Overcrowding is to be assessed by management acting reasonably.

41 All tenants are responsible for the maintenance of their own garden and plot. However, the management will maintain all communal Park areas.

42 Any work carried out on either Gas or Electrical appliances in your home must be completed by a qualified/certified Gas or Electrical Engineer.