

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

### Condition of the Pitch

1 For reasons of ventilation and safety, the underneath of each home is to be kept clear and not used as storage space.

2 Fences or other means of enclosure are not allowed without the park owners written permission, which will not be unreasonably withheld or delayed.

3 External fires including incinerators are not allowed.

4 No inflammable substances may be kept on the park except in quantities reasonable for domestic use.

5 No explosive substances may be kept on the park.

### Storage

6 Only one storage shed is allowed on each pitch. Size and position so to comply with the site license conditions.

7 Any new structure or replacement of existing structures erected in the separation space between park homes must be of non-combustible construction.

### Refuse

8 All occupiers are responsible for the disposal of all household waste in the approved containers through the local authority 's regular collections.

9 All occupiers are responsible for the disposal of recyclable waste in the approved containers through the local authority's regular collections.

10 All occupiers are responsible for the disposal of garden waste in the approved containers through the local authority 's regular collections.

11 The deposit of any refuse or unroadworthy vehicles on any part of the park is strictly forbidden.

#### Business activities

12 Occupiers must not use the home, the pitch or the park (or any part of the park) for any business purpose.

#### Occupiers

13 No persons under the age of 55years may reside in an owner occupied park home.

#### Nuisance

14 Musical instruments, MP3 players, CD players, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30pm and 8.00am.

#### Pets

15 No pets are permitted without the park owners written consent.

#### Water

16 Use of hoses is forbidden except in the case of fire.

17 Fire point hoses may only be used in the case of emergency.

18 All external water pipes must be lagged by homeowners against potential frost damage; the homeowner will be liable for any loss of water due to their failure to do so or from any other failure on the section of the water service for which the homeowner is responsible, i.e. from ground level upwards.

### Vacant pitches

19 Access is not permitted to vacant pitches. Building materials, equipment and plant must be left undisturbed.

### Vehicles

20 All vehicles must be driven carefully on the park and not exceed the displayed speed limit.

21 Parking is not permitted on roads or grass verges.

22 Parking is only permitted in authorized spaces.

23 As required by law

- a. all vehicles used on the roads on the park must be taxed and insured and be in roadworthy condition;
- b. all drivers on the park must hold a current driving licence for the category of vehicle driven on the park.

24 Disused/unroadworthy vehicles must be removed from the park and the park owner reserves the right to remove any vehicle that is apparently abandoned.

25 The following works and repairs are not permitted on the park:

- a. works that involve discharging oils and other fuels of that nature into the drains or on to the roads or car park.
- b. No general repairs, maintenance or servicing.

26 Vehicles with a gross weight exceeding 1.5 tonnes may not be parked on the park.

#### Fire precautions

27 Home owners are responsible for their visitors whilst they are visiting the park.

#### Miscellaneous

28 Guns, firearms or offensive weapons of any description must not be used on the park and must only be kept with a licence from the appropriate authority and with the park owners written permission which will not be unreasonably withheld or delayed.

29 Private gardens where permitted, must be kept neat and tidy. The planting of trees and shrubs is subject to the Park Owners prior approval of types and positions, which will not be unreasonably withheld or delayed.

Trees and shrubs may not be cut down, removed or damaged and gardens will be left intact when the Occupier vacates.

#### **EXTERNAL DECORATION**

30 Homeowners must maintain the outside of their park home and keep it in a clean and tidy condition. Where the exterior is repainted homeowners must use reasonable endeavours not to depart from the original exterior colour scheme. No external alterations are permitted