

## MOBILE HOME PARK RULES.

The following rules of occupation are for the good management of mobile home parks and the benefit of all who use them. Where agreements for the occupation of mobile home pitches are entered into, these rules form part of the agreement by which you occupy your pitch in accordance with the mobile homes act 1983.

1.1 Only mobile homes of proprietary manufacture that conform to the definitions contained in acts of parliament will be acceptable.

1.2 Mobile homes must be kept in sound and clean conditions: decoration and external colour must be maintained to the satisfaction of the owner. Wheels must not be removed, nor the Mobile home re-positioned without permission. No external alteration of or addition to the mobile home or pitch is permitted without prior approval of the owner.

2. Occupiers should maintain the plot allocated in a tidy condition, the underneath of each home is to be kept clear and not used as storage space. To enable the park owner to conform to the conditions attached to their site licence issued by the local authority.

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

3. The mobile home may be used by the occupier and members of his/hers permanent household and bona fide guests only and in any event for the occupation of such number of persons as shall not exceed the specified berths.
4. Occupiers are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the institution of electrical engineers and /or other appropriate authorities.
5. The occupier is responsible that all household refuse is deposited in approved containers, which must not be over filled.
6. The occupier must not permit wastewater to be discharged onto the ground. Where water is not separately metered or rated, the use of hoses is forbidden without prior approval of the park owner, except in cases of fire. Fire point hoses may only be used in case of emergency.
7. Musical instrumental, record players, radios; other appliances and motor vehicles must not be used to cause a nuisance to others. Especially between the hours of 10:30 p.m. and 8 a.m..
8. All vehicles must be driven carefully on the park not exceeding the speed limit of 5m.p.h. Vehicles must keep in authorised parking spaces and to the roads, which must not be obstructed. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance. Disused vehicles must be removed from the park. The prior written approval of the owner must be obtained before parking commercial vehicles. No more than one car is permitted to each home, there will be a charge for an additional car.
9. Maximum number of 2x47 kgs gas cylinders or 2x19 kgs gas cylinders shall be permitted per home.
10. Private gardens were permitted, must be kept neat and tidy. The planting of trees and shrubs is subject to the owners' prior approval of types and position. Trees and shrubs may not be cut down, removed or damaged gardens will be left intact when the occupier vacated the pitch.

11. Washing lines must be of the rotary type, and reasonably screened from public view.

12. Pets are only permitted at the park owner's discretion. Where permitted, they must be kept under proper control and not allowed despoil the park. Existing pets may not be replaced without prior written permission from the park owner.

13. Occupiers erecting a TV aerial shall have suitable liability insurance cover. The park owner at the occupier's expense shall only carry out disconnection and removal of park homes from a plot. Guns, firearms or offensive weapons of any description shall not be used on the park and shall only be kept with a licence from the police authority and written consent from the park owner, it is forbidden to interfere with or to disturb any flora or fauna on the park.

14. Everyone using the park is required to comply with the regulations of the site license, water authority, or any other statutory authority.

15. Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.

16. No commercial enterprise or business activities may take place on the park.

17. Rent is due on the first Saturday of each month, monthly in advance, unless other arrangements have been made with the site owner.

18. This is strictly a retirement/ semi-retirement Mobile Home Park. The park only accepts persons over the age of 50 when granting consent to sell or assign in situ. The owner reserves the right to approve additional permanent members to the occupier's household. Children are not permitted as residents. However occupiers will be held responsible at all times for the conduct of their visitors, children, grandchildren who shall not be permitted to play around any public building, on the car parks or in the area of the entrance to the park

19. Where the water is not metered, the bill will be split equally between The residents.

20.the park owner will provide, at the occupier expense, a skirting to infill the area between the underside of the park home and hard standing with bricks.