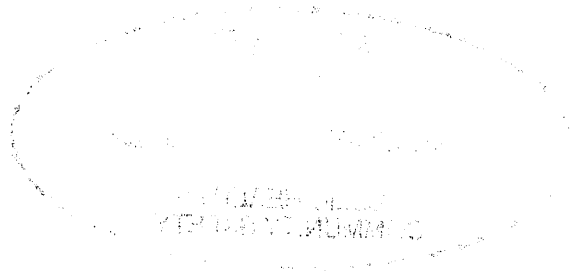


Park Rules



Preface

In these rules:

- "occupier" means anyone who occupies a park home, under an Agreement to which the Mobile Homes Act 1983 applies or under a tenancy or any other agreement.
- "you" and "your" refers to the homeowner or other occupier of a park home
- "we" and "our" refers to the park owner.

These rules are in place to ensure acceptable standards are maintained on the park, which will be of general benefit to occupiers, and to promote and maintain community cohesion. They form part of the Agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983, as amended.

With one exception the rules also apply to any occupiers of park homes who rent their home.

The only rule which does not apply to occupiers who rent their home is rule 2 about the colour of the exterior of the home, as someone renting their home would not be responsible for the exterior maintenance.

None of these rules is to have retrospective effect. Accordingly:

- they are to apply only from the date on which they take effect, which is [date to be confirmed]; and
- no occupier who is in occupation on that date will be treated as being in breach due to circumstances which were in existence on that date and which would not have been a breach of the rules in existence before that date.

The Park Home

1. You must ensure that:
 - a. The mobile home at all times complies with the statutory definition of a "mobile home" set out in the Mobile Homes Act 1983 (or any definition that may subsequently amend or supersede it) and
 - b. The mobile home is maintained at all times in a condition whereby it is capable of being moved from one pitch on the site to another.
2. Homeowners 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 endeavours not to depart from the original exterior colour-scheme.
3. You must not reposition the mobile home.
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.

Condition of the Pitch

5. You must not carry out any alteration or addition to the pitch unless you have obtained our prior approval in writing (which will not be unreasonably withheld or delayed).
6. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
7. You must not plant or remove any trees or shrubs unless you have obtained our prior approval in writing (which will not be withheld or delayed unreasonably). Any trees or shrubs planted **must be in Planter's / Containers.**
8. You must ensure washing lines are reasonably screened from public view.

Water

9. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.
10. You must not permit waste water to be discharged onto the ground.

Refuse

11. 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.
12. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual pitch).

Noise Nuisance

13. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles so as to cause a nuisance to other occupiers, especially between the hours of 10.30pm and 8.00am.

Vehicles and parking

14. You must drive all vehicles on the park carefully and not exceeding the speed limit of 5 miles per hour.
15. You must not park more than 2 vehicles on the park.
16. You must not park vehicles anywhere except the authorised parking spaces.
17. You must hold a current driving licence and be insured to drive any vehicle on 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.
18. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

19. Other than for the delivering of goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
 - a. Light commercial or light goods vehicles as described in the vehicles taxation legislation; and
 - b. Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.
20. You must not carry out the following works or repairs on the park:
 - a. Major vehicles repairs involving dismantling of part(s) of the engine; or
 - b. Works which involve the removal of oil or other fuels.

Storage

21. You must not erect any shed, fuel bunker or other structure on the pitch unless you have obtained our prior approval in writing (which will not be unreasonably withheld or delayed). Where you source the shed yourself the design, standard and size of the shed, fuel bunker or other structure must be approved by us in writing (which will not be unreasonably withheld or delayed).
22. You must ensure that any shed or other structure erected in the separation space between park homes is of non-combustible construction and positioned so as to comply with the park's site licence conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home.

Occupants

23. The occupier is responsible for the conduct of children in his/her custody and of visitors.
24. No person under the age of 45 years may **own** a park home.

Pets

25. You must not keep any pets or animals except the following:
 - a. Not more than 2 dogs (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all).
 - b. Not more than 1 domestic cat.
26. You must keep any dog under proper control and you must not permit it to frighten other users of the park.
27. You must keep any dog on a leash at all times whilst on the site.
28. You must take reasonable steps to ensure that your animals do not despoil the park.
29. Nothing in rule 24 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.

Weapons

30. You must not use or display guns, firearms and offensive weapons (including crossbows) on the park and you may only keep them on the pitch or in your home if you hold the appropriate licence and they are securely stored in accordance with that licence.

Site Licence

31. You must not do, or allow to be done, anything which might breach any of the conditions of the site owner's site licence.

Vacant pitches

32. You must not access vacant pitches. You must not disturb or interfere with any building materials or plants.

Business Activities

33. 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 any office work of a type which does not create a nuisance to other occupiers and does not involve other staff, other workers, customers or members of the public calling at the park home or the park.