

**KING GEORGE RESIDENTIAL MOBILE HOME PARK
CHRISTCHURCH ROAD
NEW MILTON
HAMPSHIRE
BH25 6QJ**

SITE RULES

These rules have been agreed to and apply to the Residents and/or the Park Owner at King George Residential Mobile Home Park and to all agents and invitees of the said Residents and/or Park Owner.

Acceptance of these rules forms part of the Written Statement of Terms under the Mobile Homes Act 1983, ('the Agreement') (to include the amendments outlined in the Mobile Homes Regulations 2013), which sets out the terms on which all Residents are entitled to keep their homes on the park.

The Resident and the **Park Owner** shall observe **the Site Licence Conditions** of the **New Forest District Council and all Town Planning** and other Statutory Provision, Orders, Building Regulations and Byelaws relating to the Park.

The park is intended to be a semi-retirement park and to be occupied by persons **over the age of 50** years (if a couple, at least one member of the household must be of the age limit). This must be the main residence and must be occupied by the Residents for a **minimum of 182 days** per year.

The Resident shall keep and maintain the Mobile Home in a good state of repair and decoration up to the Mobile Home Standards. **No** external alteration or addition to the Mobile Home or pitch is permitted without the previous agreement of the Park Owner and in accordance with the Site Licence Conditions.

The Resident shall keep a fire extinguisher in the Mobile Home.

No portable heaters, save for electrical ones, shall be used in the Mobile Home or on the park.

All goods and chattels must at all time be stored inside the mobile home and/or any permitted shed/garage. Storage of goods and chattels under the Mobile home is strictly forbidden.

No sheds or fences or other means of enclosure should be erected without first obtaining approval from the park owner and in accordance with the Site Licence Conditions.

The Resident is responsible for maintaining their pitch and ensure it remains tidy and free of weeds and long grass and does not interfere with adjoining pitches. No large trees or shrubs are to be planted.

Water and Electric meters are not to be obstructed and should be made available for viewing by the park owner or their agent. The meters will be read on a quarterly basis and bills submitted accordingly in line with the statutory scale of charges for resale in force and the current charges.

It is forbidden to carry offensive weapons or other objects like to give offence on the park or to interfere with or disturb any flora or fauna on the park.

Children are not permitted to live on the park. Residents will be expected to keep visiting children under proper control and shall be responsible for their actions during their stay.

No dogs or cats shall be kept by the Residents.

The speed limit on the park is **5mph** and all vehicles shall comply with the traffic regulations system applying from time to time on the park. Parking of all vehicles shall be in line with the site licence in force at the time. No vehicles are to be parked in such a way as to block the roadway. All vehicles must be taxed and no unroadworthy vehicles are to be kept on the park.

Consideration for tradesman deliveries or quick drop off of (10 mins) is allowed. For longer periods the onus is with the Resident to seek alternative arrangements.

Nothing is to be done or permitted which shall cause a nuisance, annoyance, inconvenience or injury to the Site, the Residents or the Park Owner or the neighbourhood, or infringe any statutory rule, order or other regulation or the time being in force.

All Residents are responsible for the **correct** disposal of their household waste. General waste in **black bags**. Paper /plastics and tin cans in **white bags**. All **black** bags are to be placed in **black bins** ready for collection. **No glass** items are to be put in either of these bags - **all glass** has to be taken to the **bottle banks** in and around the town.

These rules shall apply to Residents, Park Owner and all visitors to the park. The rules can only be changed in the future in line with the Site Rule Regulations and shall not be made by the park owner which shall prejudice the value or interfere with any right of the Resident or their property to any substantial extent.

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