

ORCHARD PARK HOMES

PARK HOME RULES

29th December 2014

The following rules of occupation are for the good management of Orchard Park Homes Shouldham and for the benefit of all who reside there. These rules apply to everyone who has signed an agreement for the purchase of a park home and forms part of that agreement.

In these rules the following words shall have the meanings assigned to them hereunder, namely;

"the Park Home"	shall mean a mobile home as defined in The Mobile Homes Act 1983 and 2103.
"the Occupier"	shall mean the owner of a Park Home.
"the Park Owner"	shall mean Mr & Mrs B Smith.
"the Park"	shall mean Orchard Park Homes, Shouldham.
"the Pitch"	shall mean the area on which the Park Home is sited and an area of 3 metres surrounding the Park Home.

1 Only Park Homes of proprietary manufacture which conform to the definitions contained in the caravan sites and control of development act 1960, the caravan sites act 1968 and the mobile home act 1983 and 2013 and british standards 3632 are accepted.

2 Park homes must be kept in a sound and clean condition. Decoration and external colour must be maintained to the satisfaction of the Park owner. No external alterations or additions to the Park home or the pitch are permitted without the prior written approval of the Park owner, which approval shall not be unreasonably withheld.

3 The occupier is responsible for the cleanliness of the pitch. The area underneath the Park home must be kept clear. No other articles other than Park home gas bottles, steps and dustbins will be allowed on the pitch

4 All Park Homes shall be owned by the Occupiers and may not be let to third

parties. The Park home shall be only occupied by the occupier and his or her immediate family and bona fide guests. No occupier may accommodate lodgers or paying guests.

5 The occupier is responsible for ensuring that all electrical and gas installations and appliances in the Park home comply at all times with the requirements of the institute of electrical engineers and/or other appropriate authorities.

6 The occupier must not permit waste water to be discharged into the ground. Where water is not separately metered or rated, the use of hoses is forbidden, except in case of fire, or where the occupier has paid the appropriate additional amount in advance.

7 It is the occupiers responsibility to ensure that all household refuse is deposited in approved containers which must not be over filled. All other waste should be disposed of by the occupier at a recycling plant.

8 Musical instruments, record players, radios, lawn mowers and other appliances must not be used to cause nuisance to others, especially between the hours of 9.00pm and 8.00am. Motor cycles, cars and car radios should not cause nuisance to others at any time whatsoever.

9 Any occupier displaying drunken or abusive behaviour, or driving under the influence of alcohol, will be asked to leave the park.

10 In the interest of safety, the use of inflammable liquid appliances is strictly prohibited and no storage of such liquids or appliances is permitted in the park homes, sheds or garages, unless a shed or storage is six meters apart from another home.

11 Additional storage sheds and similar structures are only permitted with the approval of the park owner and, where permitted, must be of a design and size approved by the park owner in writing.

12 Private gardens, where permitted, must be kept neat and tidy. The planting of trees and shrubs is subject to the park owner's prior approval of types and positions. Trees and shrubs may not be cut down, or removed or damaged, and gardens must be left intact when the occupier vacates the pitch. In consideration of all occupiers, grass cutting is not permitted before 10.30am on Sundays.

13 Washing lines are to be reasonably screened from public view and must be of rotary type only and stored away when not in use, or folded down and fitted with an appropriate cover.

14 Television/radio aerials and satellite dishes are to be fixed to a structure on the Park home.

15 PETS

15.1 Dogs and cats are only permitted with the park owner's permission.

15.2 Pet's must be kept under proper control and not allowed to despoil the Park. Dogs fouling must be cleaned up immediately by the dog owner. Cats must be neutered.

15.3 DOGS MUST BE KEPT ON A LEAD AT ALL TIMES ON THE PARK.

15.4 It is the responsibility of the dog owner to ensure his/her dog does not bark excessively thereby upsetting other occupiers.

16 Park homes will not be sold to or occupied by any person under the age of 50 (fifty) years. This will not apply to the Park owner or his family.

17 Occupiers who have children visiting them are responsible for their conduct while on the Park. Children are not allowed to cycle, rollerblade or use skateboards or scooters on the road around the Park unless they are accompanied by a responsible adult at all times.

18 It is forbidden to carry offensive weapons or other objects likely to give offence on the Park, or to interfere with or disturb any flora fauna on the Park.

19 Everyone using the park is required to comply with the regulations of the site Licence, water authority or any other statutory authority. A copy of the site licence is display on board on the Park.

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

21 No commerical enterprise or business activities may take place on the Park without the prior written permission of the Park Owner and no advertisement, "For Sale" notice, poster or display board of any kind is permitted to be exhibited anywhere on the Park.

22 The Park owner, his agents and/or employees have the right of reasonable access to any pitch and on giving the appropriate notice in writing and providing it meets the terms of current legislation, to move a park home from one pitch to another to carry out essential repair or maintenance works. In any such case the removal and reconnection of all services, together with the cost of any damage caused during the removal and replacement of the Park home, will be solely at the

Park owner's expense.

23 MOTOR VEHICLES

23.1 Permission to occupy a pitch on the includes permmission by the Park owner to park one (1) private vehicle in the car parking areas provided, and none other.

23.2 Vehicles may not be driven by unlicensed persons or in a way which causes an inconvenience to others. They must keep to the roads (which must not be obstructed) and to the authorised parking spaces. All vehicles must be taxes and insured as required by the law.

23.3 Vehicles must be parked in the communal parking areas only. Parking alongside a Park home is not permitted unless a specific parking space has been authorised by the Park owner.

23.4 The speed limit of 5 (five) miles per hour must be observed at all times. Occupiers are requested to remind their visitors and delivery vehicles to adhere to this speed limit.

23.5 No vehicle other than a private/estate car, or motor cycle or a vechile under 750 kilograms may be kept on the Park. Any other vechicle to be kept on the Park must have the permission of the Park owner.

23.6 Occupiers wishing to keep more than one vehicle on the Park must obtain the permission of the Park owner. An additional monthly charge will be made for this.

23.7 No overhauling, servicing or major repairs to any vechicle are permitted on the Park. When requested by the Park owner the vehicle owner must remove a disused vehicle within 7 (seven) days of the request.

23.8 Vehicles must not be parked on the service roads of the Park.

24 Fire fighting appliances are provided by the Park owner. This equipment must not be used for any other purpose whatsoever. All Occupiers must be conversant with the fire fighting procedure which is displayed at each fire point.

The Park owner recommends that each Park home be equipped with a fire blanket. Carbon tetrachloride extinguishers used on cars, etc, can be dangerous if used in enclosed spaces. They must not be used inside a Park home.

No bonfires or fireworks may be used on the Park. No fire arms, air guns or catapults are to be used on the Park.

25. The Resident's Committee has the Authority of the Park Owner to enforce these Rules. Residents who wish to carry out work to the area surrounding their homes (e.g. erecting fences) should refer to the Park Owner for approval before incurring expenses.

SIGNED by Mr & Mrs B Smith

BARRY SMITH

KAREN SMITH

Park Owner