

“PARK RULES FOR GREENACRES PARK, Spilsby Road Horncastle, Lincolnshire, LN9 6NJ – 2014”

The following rules of occupation are for good management of the park and the benefit of all who live and use it, in these rules:-

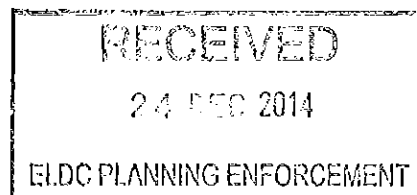
-The "occupier" means anyone who occupies a park home whether under an Agreement to which the Mobile Home Act 1983 applies or under a tenancy or any other agreement.

-"you and yours" refers to the homeowner or other occupier of the 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 you as 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. These rules apply from this date that they take effect and occupiers will not be treated as being in breach due to circumstances which were in existence before that date.

PARK RULES



THE HOME

1. Only Park Homes of proprietary manufacture which conform to the relevant definitions contained in the Mobile Home Act of Parliament are acceptable.
2. No external alteration of or additions to the home or pitch is permitted without the written permission of the site owners. Where the outside of the home is repainted or recovered you must use reasonable endeavours not to depart from the original exterior colour- scheme.
3. Only the occupier and members of his/her permanent household and bona fide guests may use the park home. Occupancy must not exceed the specified number of beds. No person under the age of 45 years may reside in the park home, with the exception of the park owner and their family and employees.
4. Occupiers are responsible for ensuring that all gas and electrical installations comply with British Standards and the property is adequately insured.

THE PITCH

5. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
6. You must not erect fences or other means of enclosure unless you have obtained our written approval (which will not be unreasonably withheld or delayed). Any Fences or enclosures which are allowed must comply with the parks site license conditions and fire safety requirements.
7. No planting, lopping, felling or removal of trees and shrubs as this is subject to Local authority legislation and site license conditions. You must not have access to vacant pitches and must not disturb building materials or plant.

STORAGE

8. You must not erect any Shed or storage receptacle until it is approved by us in writing (approval will not be withheld or delayed unreasonably).
9. You must ensure that any Shed or storage receptacle is of non-combustible construction and positioned so as to comply with the site license conditions and fire safety requirements. They must not be positioned in the separation space (the space between your park home and any neighbouring home).
10. You must not keep any explosives substances on the Park.
11. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
12. You must not have external fires, including incinerators. *Gas barbeques are permitted but occupiers must ensure that safety measures are observed at all times.*
13. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service which must be disposed of in the correct waste bins provided by the local Council, you must not overfill containers and place them in approved position for collection.

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

VEHICLES

15. All motor vehicles must be driven carefully on the park and not exceed the speed limit of 10 mph. You must not park on the roads or grass verges or anywhere causing an obstruction.
16. Un-roadworthy vehicles are not allowed on any part of the park, Vehicles must be taxed and insured as required by law Drivers must hold a current driving license. Disused vehicles must be removed from the park. We reserve the right to remove any vehicle which is apparently abandoned.
17. Other than for delivering goods and services, you must not park or allow parking of any HGV or large commercial vehicle on the park, *with the exception of the park owner and their family and employees.*
18. You must not use the park home, the pitch or 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 for business purposes, *with the exception of the park owner and their family and employees.* However, you are at liberty to work individually from home by carrying out such activities as office work, cleaning etc... which does not create a nuisance to other occupiers and does not involve other staff, customers or members of the public calling at the park home or the park.

LIABILITY AND INSURANCE

19. You shall insure and keep insured the Park home and contents against loss, damage by theft, fire or storm and any liability to third parties. The park owner requires a copy of the valid insurance.

PETS

20. You must NOT keep any Dog or Cat at the Park Home or on the Pitch.
21. Rule 20 does not apply to the keeping of assistance dogs to support a disability whereby Certification or an Identification book from the relevant organization such as Assistance Dogs UK can be provided as evidence.

NUISANCE

22. No occupier shall do or permit to be done anywhere on the Park any act or action which may be or become a nuisance, damage, annoyance or inconvenience to others on the Park.
23. The home may not be used for illegal or immoral purposes.
24. You must not use Musical instruments all forms of recorded music players, radios and similar appliances and motor vehicles so as to cause a nuisance to other occupiers especially between the hours of 10.30 pm and 8.00am.

WEAPONS

25. You must not use guns, firearms and offensive weapons(including crossbows) on the park and you must only keep them if you hold an appropriate licence.

WATER

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

NB.-EXEMPTION

PLEASE NOTE, the following Site Rules do not apply to the Site Owners, their family and employees as applied in Mobile Homes (Site Rules) England Regulations 2014.

- Rule 3 in relation to the age limit of occupiers.
- Rule 17 in relation to the use of commercial vehicles.
- Rule 18 in relation to business activities.