

## **MOBILE HOME PARK RULES**

### **MAYFIELD PARK**

#### **BRACKEN LANE, HOGSTHORPE, LINCOLNSHIRE. PE24 5PB**

*The following rules of occupation are for the good management of the Mobile Home Park and benefit of all that use them. Where agreements for the occupation of mobile home pitches are entered into, these rules form part of the agreement.*

1. *Only mobile homes of proprietary manufacture which conforms to the definitions contained in the caravan sites and control of development act 1960, the caravan sites act 1968 and the mobile home act 1975 are accepted.*
2. *Mobile homes must be kept in a sound clean condition, decoration and external colour must be maintained to the satisfaction of the company. Wheels must not be removed nor the home repositioned without permission. No external alteration of or the addition to the home or pitch is permitted without prior permission from the park office.*
3. *Owners 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 company to conform to the conditions attached to their site license issued by the local authority, any gardens which are not cultivated and kept tidy will be taken over by the company and the occupier will be charged for the cost of maintenance thereof. Any additional land obtained by the home owner from the park operator as above and beyond what is required by law the company reserves the right to reclaim this additional parcel of ground at any time as stated in the 83 act.*
4. *The company reserves the right to alter individual pitch boundaries where necessary.*
5. *No fences or other means of enclosure shall be allowed without the prior approval of the site owner.*
6. *Trees may not be lopped, felled, removed or damaged without the owner's consent. Gardens will be left in a condition agreed with the owner when the occupier vacates the pitch.*
7. *The mobile home may be used by the occupier and members of their permanent household and bona fide guests only. On no occasion shall the number of persons occupying or using the mobile home exceed the specified number of berths.*
8. *There shall be no sub-letting. Lodgers are not permitted.[with exception of the site owner]*
9. *Pets are permitted at the site owners discretion, but must be kept on a lead at all times and kept under proper control. Any dog foul must be cleaned up immediately. There must be no annoyance caused to other residents.*
10. *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 the others on the park.*

11. *The home may not be used for illegal or immoral purposes.*
12. *You must not use musical instruments, all forms of recorded music players, radios and similar appliances as to cause a nuisance to other occupiers especially between the hours of 10.30pm and 8.00am.*
13. *All vehicles must be driven carefully on the park and not exceed 5 mph.*
14. *Parking is not permitted on roads or grass verge.*
15. *All vehicles must be taxed and tested and insured as required by law (road traffic act 1960) and drivers must hold a current driving license and insurance.*
16. *You shall insure and keep insured the mobile 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 annually.*
17. *You must not permit waste water to be discharged onto the ground, where water is not separately charged you must not use hoses without approval from the company except in case of fire.*
18. *Occupiers are responsible for ensuring that both gas and electrical installations comply at all times with the requirements of the various bodies of the authority. Copies of the Annual Gas and Electric Certificates must be handed into the office on time.*
19. *Porches, sheds, conservatories and other structures are only permitted with the approval of the company and where permitted must be of design, size and standard approved by the company and must be maintained in good repair and appearance.*
20. *You must ensure that any shed or storage receptacle's are of a non-combustible construction and positioned so as to comply with the site licence conditions and safety requirements. The requirements of regulations made by East Lindsey District Council must be adhered to.*
21. *You must not keep any explosives substances on the park.*
22. *You are responsible for the disposal of all household recyclable 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 positions for collection.*
23. *If you decided to put your home on the market the company must be informed.*
24. **From 17.01.2020 Any new residents joining the site must be over the age of fifty.**