

07 JAN

# Sawyer Park Home Site Rules

## The Park

- 1 All residents will comply with the conditions of the Site Licence.
- 2 Only Mobile Park Homes of proprietary manufacture which conform to the definitions contained in the Mobile Home Act 1983.
- 3 No vehicle or structure shall be permitted on the site, except as agreed by the Site Management.

## Park Home Plots

- 4 Each Park Home shall occupy a plot, which shall be clearly defined by the Management, up to, and not exceeding 3 metres from the home.
- 5 Residents will be responsible for the proper maintenance of their plots, grass and similar vegetation shall be kept as short as possible and kept free of noxious weeds, rubbish and combustible material.

## Park Homes

- 6 Park homes must be kept in sound and clean condition. Decoration and external colour must be maintained to the satisfaction of the Site Management. No external alteration of, or addition to the Mobile Park Home or plot is permitted without the prior approval of the Management.
- 7 The occupier is responsible for the cleanliness of the Plot. The occupier must also keep the area underneath the Mobile Park home clear.
- 8 The Mobile Park Home may be used by the occupier and members of their permanent household and bona fide guests only (and in any event for the occupation of such numbers of persons as shall not exceed the specified number of berths).
- 9 The occupier is responsible that all household refuse is deposited in approved containers, which must not be overfilled. i.e black plastic refuse bags. These should be deposited at a position agreed by the Park Management at late evening or early morning before collection.
- 10 Occupiers are responsible for ensuring that both electrical and gas installations and appliance comply at all times with the requirements of the Institution of Electrical Engineers and / or other appropriate Authorities.
- 11 Each Park Home shall have its own independent fire blanket for fire safety reasons.
- 12 Musical instruments, record players, radios, other appliances and motor vehicles must not be used to cause nuisance to others at any time.

## Gas Supply

- 13 All piping, connections and other apparatus used for the supply of gas shall be the correct type, and installed in accordance with the code of good practice used by the British Standards Institution in conjunction with the Gas Council.

## Motor Vehicles

- 14 All vehicles must be driven carefully on the Park, not exceeding the speed limit of 5 m.p.h Vehicles must keep to the authorised parking spaces and not on the roads, which must NOT be obstructed. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance. Disused vehicles must be removed from the Park. The prior written approval of the Site Management must be obtained before parking commercial vehicles. Only one vehicle per plot unless otherwise approved by the Site Management.
- 15 Under no circumstances can the interior or exterior cleaning of vehicles be allowed on the Park. Maintenance and repairs to cars are strictly forbidden on the Park.
- 16 Any damage caused by cars will be made good at the expense of the owner of the car concerned.
- 17 A charge of £5.00 per week will be charged to any person with a second car. ( This will be reviewed each year)

## General

- 18 Storage sheds, fuel bunkers or any other structures are only permitted with the approval of the Site Management and, where permitted, must be of a design and size approved by the Park Owner.

- 19 Private gardens where permitted, must be kept neat and tidy. The planting of trees and shrubs is subject to the Management, prior approval of types and position.
- 20 No rubbish or litter to be deposited anywhere on the Park.  
21 Washing lines are to be reasonably screen from public view. Rotary driers only.
- 22 NO Dogs allowed on this Park. NO VISITOR DOGS allowed on the Park.
- 23 The Occupier is responsible for the conduct of children in their custody and of visitors, and will be held liable for annoyance and damaged caused by same. Visitor's children must be kept on Tenants property and must not be allowed to wander on the Park or other Residents gardens.
- 24 The Occupier must not permit wastewater to be discharged on to the ground. The use of hoses is forbidden except in case of fire.  
25 Fire hoses, buckets and extinguishers on the Park are to be used only in the case of fire.
- 26 No fencing is allowed to be erected on the Park.
- 27 No bushes or trees to be planted to the front or in between Park Homes.
- 28 Park Home Owners are not allowed to light fires nor have barbeques on the Park.
- 29 Under no circumstances are exterior electric box meters to be touched or tampered with.
- 30 The Management will only be responsible for services supplied below ground level. Anything above ground level must be maintained by the Home Owner and all expenses incurred, borne by the Park home Owner.
- 31 Rents should be paid on the first of each month between the hour of 6.00pm and 7.00pm.  
32 Electric bills should be paid quarterly as above.
- 33 ALL VISITOR CARS are prohibited from driving on the Park and MUST BE PARKED in the main car park, or as instructed by the Park Management.
- 34 Any person causing damage or vandalism will be prosecuted.
- 35 All the conditions laid down in the Rent Book must be strictly observed.
- 36 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 or fauna on the park or surrounding woodland.
- 37 Everyone using the Park is required to comply with the regulations of the Site Licence, Water Authority or any other Statutory Authority.
- 38 Access is not permitted to vacant plots. Building materials or other plant must be left undisturbed.
- 39 No commercial enterprise or business activities may take place on the Park.
- 40 All Park Homes must be fully insured to the Site Owners satisfaction.
- 41 Vehicles are not allowed to drive over the gardens or lawns.
- 42 Telephone. You may have a private telephone installed by British Telecom. All costs to be borne by the tenant.
- 43 The Tenancy of each plot is granted expressly to the Owner of the Park Home. Tenancies are not transferrable. The owner shall not sub-let.
- 44 It must be noted that vegetable gardens / plots are not allowed under any circumstances.

- 45 The Occupier and members of their permanent household and bona fide guests shall not commit or cause to be committed any acts of violence, threats, nuisance, damage, annoyance, disturbance or inconvenience to the owners of their duly authorised Agents or other Occupiers, visitors or invitees to the site and the Occupier shall be responsible for his own good behaviour and that of their family, guests and invitees.
- 46 The Mobile Park Home may only be used for the purpose of a single private residence and in the occupation of one family only.
- 47 The owners have the right of access to the land on which the Occupier is entitled to station their Mobile Park Home.
- 48 The Occupier shall permit the Owners to their agents, with or without workmen, to enter upon the land and examine the state and condition of the land and the Mobile Park Home and to carry out any works or repair, maintenance or renewal to any pipes, wires, drains, conduits or other things, at all reasonable times in the day provided that at 24 hours prior notice in writing is given ( save in the case of an emergency when no notice is required) and any damage or disturbance caused thereby shall be made good by the owners.
- 49 In the rules the words importing the neuter gender only shall include the masculine or feminine gender (as the case may be) and vice versa and words importing the singular number only include plural number and vice versa and where there are two or more individuals included in the expressions 'Occupier' and 'Owner' agreements expressed to be made herein shall be deemed to be made by such persons jointly and severally.
- 50 **ALL PARKS ARE FOR RETIREMENT PERSONS ONLY. 55 years and over.**