

Cheshire residential park homes site rules

The following rules of occupation are for the good management of the park home sites and for the benefit of all residents who use them. Where the agreements have been signed for the occupation of park homes pitches under the mobile homes act 1983: amended by mobile homes act 2013 (chapter 14) applies.

These rules for part of clause 2c of the express terms of the agreement in part IV of the written statement.

Definitions: Owner- shall mean park/site owner

Occupier- shall mean resident/home owner

1. Only mobile homes of propriety manufacture which conforms to the definition contained in the caravan site and control of development act 1960, caravan sites act 1968 and the mobile home act 1983 are allowed. All new homes and replacement homes will be supplied and installed by the site owner.
2. Park homes shall be kept in a sound and clean condition, the decoration and external colour should be maintained to the satisfaction of the park owner. Home owners shall consult with the park owner prior to any improvements to the home or the pitch. This will include wheels being removed, the mobile home re-positioned or any external alterations or additions without the prior consultation and approval of the park owner, all new homes will be supplied and installed by the park owner.
3. The occupier is responsible for the cleanliness of the pitch and shall keep the area underneath the home clear of all combustible materials. Any food fed to birds should not be left, particularly after nightfall so not to attract vermin.
4. The park home may be used by the occupier and members of his/her family and bona fide guests only, but overnight shall not exceed the number of specified berths. Residents are not allowed to sub-let their park home.
5. Occupiers are responsible that both electrical and gas installations which includes appliances comply at all times with the requirements of electrical engineers and/or any other appropriate authority.
6. The occupier shall not allow waste water to be discharged in any way shape or form onto the ground. The occupier is responsible for all household refuse to be deposited in the approved containers which shall not be over filled, the containers will be provided by the occupier. Other than collection days, the containers are to be screened and kept out of view from other residents.
7. Musical instruments, record players, radios etc, including those in motor vehicles will not be used to cause a nuisance, especially between the hours of 10pm and 8am.
8. Motor vehicles entering or leaving the park **must** at all times be driven carefully and within the five mph speed limit displayed on the park.
 - (A) Roads **must** not be obstructed
 - (B) The parking of residents and visitors vehicles whilst loading or unloading is permitted for the maximum period of 10 minutes, engines **must** be turned off whilst the vehicle is

stationary. Residents parking: should use their own parking area, and use discretion if temporarily unavailable.

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- (C) One parking space per home is allowed.
 - (D) Visitor vehicles will be allowed to load or offload within the permitted 10 minute period, thereafter must park their vehicles in the designated visitors parking area.
 - (E) All vehicles must be taxed and insured to comply with the law and the driver **must** hold a current drivers licence.
 - (F) Maintenance or repairs to vehicles **must** not be carried out on the park roads, any disused vehicles **must** be removed from the park.
 - (G) No camper vans or caravans are allowed to park on the site. Written approval is required from the park owner for the extended parking of commercial vehicles, parking is at owners risk and the management assumes no responsibility for vehicles and its contents. All vehicles **must** be in a position to be moved without delay to ensure the uninterrupted passage of emergency vehicles.
9. Storage sheds, fuel bunkers or other structures must be non-combustible and be of a design approved by the park owner.
 10. Landscaping of the park is the responsibility of the management and will remain so, the management shall be consulted and give approval before the planting of trees and shrubs this includes erection of fences, all of which may be likely to change the appearance of the park. Original trees and shrubs shall only be pruned or removed by the management as and when deemed necessary. No interference or disturbance to the flora and fauna is allowed.
 11. Circular type washing lines only are permitted, and are to be screened from public view. These shall be cleared and put away when not in use.
 12. Under no circumstances are **dogs, cats, rabbits** or other animals permitted on the park. Visitors animals are to be kept on a leash at all times, and strictly controlled, and are not allowed to despoil the park.
 13. The occupier is responsible for the conduct of any visiting children in his/her custody.
 14. Whilst on the park it is forbidden to carry any offensive weapons or any other objects that are likely to cause offence.
 15. Access is not permitted to any vacant pitches, any building materials or plant must be left undisturbed.
 16. Written permission of the park owner is required before any commercial or business activity may take place on the park.
 17. Services shall only be connected or disconnected by or with the park owners consent.
 18. Occupiers including vehicles or persons wishing to engage in the removal of a park home must on no account approach any pitch without the prior permission of the park owner.

19. Underground electric cables, water mains and drains must be safe guarded by **not** driving posts into the ground or digging over grassed areas. In the event any resident or contactor causes damage, they alone will be liable for the repairs **not** the park owner.

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20. The burning of any waste materials etc by way of an open fire is strictly forbidden.
21. The site rules restrict the occupation of park homes to adults only (55 years), therefore a park home can not be given away on assignment to a family member who have dependent children under the age of 55 years.
22. The management shall consult with residents or any residents association, should any rules need to be amended or alter any existing rule, including any additional rules that may apply, by giving a 28 day notice.
23. Anyone using the park **must** comply with all the rules, regulations and site licence conditions.
24. Payments of the pitch fee are strictly in advance, payable to or where directed by the park owner.
25. Arrears of any monies due to the park owner by the occupier is not permitted, monies that have not been paid shall have an interest surcharge at the rate of 3% above base rate.
26. A "for sale" notice board is permitted to be displayed in the window of the resident's home, for the **sale** of your park home.
27. A maximum of 4 47kg cylinders of butane are allowed and must be kept in accordance with the current gas storage and safety regulations and in locations approved by the site owner.
28. **Emergency requirements:** To ensure the uninterrupted passage of emergency vehicles i.e. Fire brigade, ambulances and doctors, the roads of the park must at all times be kept clear. Therefore no vehicle should be guilty of obstructing any **emergency callout**.

This document contains rules numbered one to 28.

I/We agree to abide by the terms and conditions of the above park home site rules

Occupier/s: signed Date:
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Print name:

Address:
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Occupier/s: signed Date:
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Print name:

Address:
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Owner : signed Date:
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Print name