

Orchard park rules

The following rules of occupation are for the good management of the park and the benefit of all who use them. These rules are express terms of the agreement, by which you occupy your pitch in accordance with the current mobile homes act.

The rules have not been compiled to place unnecessary restrictions on residents, but rather to ensure that they may live peacefully and safely in unspoiled surroundings. As park home residents live in closer proximity with other residents than house dwellers, certain rules have been compiled for the resident's interests, others for safety reasons some to preserve the community and others necessary to preserve the visual amenities of the park. We are sure that, provided the rules are accepted in the right spirit, our park will continue to be a harmonious safe community.

- 1.1. Only mobile homes which confirm to the definitions contained in the caravan sites and control of development 1960, the caravan sites act 1968 and the mobile home act 1975 and the mobile homes act 1983 are accepted.
- 1.2. Mobile homes must be kept in sound clean condition: decoration and external colour must be maintained. Wheels must not be removed, nor the mobile home repositioned. No external alteration of or addition to the mobile home or pitch is permitted without the prior approval of the owner.
2. The occupier is responsible for the cleanliness of the pitch. The area underneath the mobile home must also be kept clear.
3. The mobile home may be used by the occupiers and members of their permanent household and bona fide guests only (and in any event for the occupation of such number of persons as shall not exceed the number of berths as laid down in the British standards certificate).
4. Occupiers are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the electrical engineers and / or other appropriate authorities.
5. The occupier must not permit waste water to be discharged onto the ground.
6. The occupier is responsible that all household refuse is deposited in approved containers which must not be overfilled.
7. Radios other appliances and motor vehicles and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10:30 pm and 8 am.
8. All vehicles must be driven carefully on the park not exceeding the speed limit of 10 mph. Vehicles must be kept to authorised parking spaces only and not park on the road or access ways. Roads must not be obstructed. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance. No commercial vehicles may be parked on the park.
9. Storage sheds, fuel bunkers or other structures are only permitted with the approval of the owner.
10. Private gardens must be kept neat and tidy. Gardens will be left tidy when the occupier leaves the pitch.
11. Washing lines are to be reasonably screened from public view.

12. Persons under the age of 50 years are not allowed as an occupier as the park is intended for retired and semi-retired. Children are not permitted to live on the site.
13. The occupier is responsible for the reasonable conduct of children in his/her custody and of visitors.
14. No new residents may move onto the park with pets. No poultry or other animals allowed to be kept on the park. Dogs must be kept on a lead at all times whilst on the park, and must be allowed to foul the park.
15. It is forbidden to carry offensive weapons or other objects likely to give offence on park
16. It is forbidden to interfere with or disturb any flora or fauna on the park.
17. Everyone using the park is required to comply with the regulations of the site licence, water authority or any other statutory authority.
18. Access is not permitted to vacant pitches. Building materials or plant must be left undisturbed.
19. No commercial enterprise or business activities must take place on the park.
20. Mobile homes placed on the site must be acquired from the park owner.
21. Not to use gas cylinders inside the mobile home unless used in a compartment as prescribed in the current British standard code of practice relating thereto.
22. To use only smokeless fuel in the solid fuel stoves in the mobile home and to keep the chimney clean.
23. To install and maintain a fire extinguisher in the mobile home of the type approved by Cheshire county fire brigade.
24. Vehicle owners may carry out routine servicing of their vehicles but the use of the park for overhauling, stripping or rebuilding vehicles is prohibited.
25. Engine oil or other such material must not be emptied down the drains on the park.
26. Grassed areas of the park must not be used for the grazing of livestock.