

THE GENERAL ESTATES CO LTD

PARK RULES

Barley Mow Park Uckfield

The following rules of occupation are for the good management of the park and the benefit of all who use it. These rules form part of the agreement by which you occupy your pitch. The rules have not been compiled to place unnecessary restrictions on residents, but rather to ensure that they may live peacefully in unspoilt surroundings. We are sure that, provided the rules are acceptable in the right spirit, our park will continue to be a happy community.

1. The Unit

Homes must be kept in sound and clean condition; decoration and external colour must be maintained to the satisfaction of the owners. No external alteration or addition to the home or pitch is permitted without prior written permission of the owners.

2. The Pitch

Occupiers should maintain the pitch in a tidy condition any gardens, which are not cultivated and kept tidy, will be taken over by the owners and the occupier will be charged for the cost of the maintenance thereof. The planting of trees and shrubs is subject to the owners' prior approval of type and position. To ensure that they do not interfere with the underground services. Trees and shrubs planted on the perimeter may not be cut down, lopped removed or damaged by the occupier in any way as our site licence prohibits.

3. Shed and Porches

Storage sheds, fuel bunkers and porches or other structures are only permitted with approval with the owner and where permitted must be a design and size approved by the owner, and must be maintained in good repair and appearance and not of wood construction. Furthermore, they must comply with the site licence and site safety requirements.

4. Commercial Activities

No commercial enterprise or business activities may take place on the park without prior written permission of the owners.

5. Vacant Pitches

Access is not permitted to vacant pitches, building materials or other plant must be left undisturbed.

6. Statutory Authorities

Occupiers are responsible for ensuring that electrical and gas installations and appliances comply at all times with the requirements of the institute of Electrical

Engineers and all other appropriate authorities. Everyone using the park is required to comply with the regulations of the site licence, water authority or any other statutory authority.

7. Refuse

The occupier is responsible for the disposal of all household and garden waste in approved containers through the local authority service. Containers must not be overfilled and must be placed outside for weekly collections. The deposits of refuse of any kind, or un-roadworthy vehicles, on any part of the owners and or adjoining or neighbouring property is strictly prohibited.

8. Nuisance

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 owners or to the neighbours or occupiers of any mobile home on the park or to any adjoining or neighbouring property and shall not use or permit the home to be used for illegal or immoral purposes. Occupiers will be held responsible at all times for the conduct of their children and grandchildren who shall not be permitted to play around any public buildings, on the car park or in the area of the entrance to the park. Musical instruments, record Players, radio and other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30pm and 8.00am.

9. Pets

Pets are permitted at the owners' discretion, and must be kept under control and not allowed to despoil the park. Dogs must be on a lead when out of occupiers garden. Under no circumstances are dogs or cats allowed as pets other than those already registered. Existing pets may not be replaces without written permission from the owners. Only one cat / dog pet home will be permitted in the future. All pet cats must be kept indoors from dawn until dusk.

10. Water electricity

The occupier must not permit wastewater to be discharged onto the ground. The use of hoses is forbidden. The occupier, who will be liable for any loss of water, shall lag all external water pipes against frost.

11. Occupants of the park

The park home may be used by the occupier and members of his permanent household and bona fide guest only, on no occasion shall the number of persons exceed the specified number of berths. No sub-letting is permitted. Lodgers are not permitted. The owners reserve the right to accept semi retired or retired persons over the age of 55 years only when granting consent to sell or assign in situations. No persons under the age of 55 may reside in the park home. The occupier is liable for the conduct of his visitors or licensees.

12. Vehicles

All vehicles must be driven carefully on the park not exceeding the speed limit of 5 mph. Parking is not permitted on the road or grass verges. Occupiers and other permitted entrants bring vehicles on to the park at their own risk. The owners are not obliged to provide parking spaces, but will endeavour to provide one space only per home when required to do so. Vehicles must keep to their authorising parking spaces. Vehicles must be taxed and insured as required by law and in running order. Drivers must hold a current licence and insurance. Disused vehicles must be removed from the park. The prior written approval of the owners must be obtained before parking commercial vehicles. No vehicle overhaul, maintenance and/or repair work is permitted on the park without the express consent of the owners. Motor oils and other fuels of that nature must not be discharged into the drains or on the road or car park. No more than one car is permitted to each home.

13. Fire precautions

All park homes must be equipped with a fire extinguisher/blanket, which conforms to the requirements of the Fire Officers' Committee. Gas appliances should be regularly checked by a qualified person, ventilators should not be obstructed. Permission will not be granted for any further installations of solid fuel type. No burning or garden/household rubbish at anytime. No bonfires are permitted.

14. Liability and insurance

The owners shall not be liable whatsoever for loss or theft of, or damage or loss to, or theft from, any mobile home or other vehicle or property whatsoever. The owners shall not be liable whatsoever for the loss or theft of any mobile home keys. Further the occupier shall indemnify the owners and keep them indemnified from and against all actions, proceedings and claims by a third party in a respect of all and any loss, damage or liability caused by or arising out of neglect or default or wilful act of the occupier or members of his household or guests or visitors.

The occupier also agrees and covenants to insure and keep insured the mobile home and its contents with a member of the British Insurance Association against any loss or damage by fire, storm theft, and tempest and liability to any third party and such other risks. That the owners may from time to time reasonably require them to produce to the owner, on request, the policy of such insurance and such evidence that the owners may reasonably require that the policy is valid, current and all premiums have been paid.

15. Miscellaneous

Rotary washing lines are to reasonably screened from public view. It is forbidden to carry offensive weapons, or other objects likely to give offence on the park and shall only be kept with a licence from the Police Authority and the written consent of the owner. It is forbidden to interfere with or disturb any flora or fauna on the park. The owners must be informed of any tradesmen carrying out work for the occupier on the park before allowing work to commence.