

THE GENERAL ESTATES CO LTD

Park Rules

Orchard View Park

Version 2013

Residential Park rules that form part of the Express Terms of your Written Statement.

RESIDENTIAL PARK RULES FOR ORCHARD VIEW PARK, HERSTMONSEUX, EAST SUSSEX.

1. Introduction

The following rules are in place 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 in accordance with the Mobile Homes Act 1983 (as amended).

The rules are designed to ensure that all park home residents may live peacefully in unspoilt surroundings and have not been compiled to place unnecessary restrictions on residents. We are sure that, provided the rules are accepted in the right spirit, our park will continue to be a happy community.

2. Complying with the Park's Site Licence

Park home owners must not do, or allow to be done, anything to the home or the pitch which might breach any of the conditions of the park owner's site licence. A copy of the current site licence is available to view in the park notice board.

3. The Park Home

Only park homes (mobile homes) of proprietary manufacture, that is to say not home made, which conform to the statutory definition of a caravan contained in the relevant legislation, are permitted on the park

4. The Condition of the Park Home

Homes must be kept in a sound state of repair and the outside of the home maintained in a clean and tidy condition. The external decoration and colour must not be changed without the consent of the park owner and must be kept in good order.

Park homes must be maintained at all times in a suitable condition so that they can be moved from one pitch on the park to another.

Building works, external alteration of, or addition to the home except any repairs or maintenance, are not permitted without the prior written permission from the park owner (which will not be withheld unreasonably).

If external contractors are to be employed to carry out any work to the home you should ensure that they are competent to do the work proposed by you and have the relevant insurance cover in order to maintain a safe environment on the park.

5. Condition of the Pitch

Park home owners must maintain their pitch, including any outbuildings, belonging to or enjoyed with the pitch, in a clean and tidy condition.

The underneath of each home is to be kept clear and not used as storage space.

The description of a pitch includes the garden area surrounding the park home and includes the land upon which the park home is sited. If requested, the park owner will provide written information confirming the size and location of the pitch and the base, upon payment of no more than £30. (The dimensions of the pitch will be shown on a plan in Part 1 of the Written Statement if the Agreement was entered into after 1 October 2006 in England or 30 November 2007 in Wales.)

Public places and paths should not be littered in any way.

Private gardens, where permitted, must be kept neat and tidy. Fences or other means of enclosure are not allowed without the approval of the park owner (which will not be withheld unreasonably).

Park home owners must not, without the prior written consent of the park owner (which will not be withheld unreasonably) carry out any of the following:

- building works to the park home or the pitch except to the extent necessary to carry out any repairs or maintenance
- paving or hard landscaping, including the formation of a pond
- planting, felling, lopping, topping or pruning of any trees, or

- the erection of any pole, mast, wire, dish or communications receiving equipment.

External fires, including incinerators, are not allowed.

Park home owners must keep any footpaths on the pitch in a good and safe state of repair and condition.

No inflammable or explosive substances may be kept on the park home owner's pitch except in quantities reasonable for domestic use. All types of fuel storage, protection and screening must be approved by the park owner before purchase or construction and be capable of removal by the park home owner on vacation of the pitch.

6. Sheds, Porches, etc.

Porches, outbuildings, fences, fuel bunkers or other structures are only permitted with the prior written consent of the park owner (which will not be withheld unreasonably) and where permitted must be of a design, size and standard approved by the owner, and must be maintained in good repair and appearance.

Only one storage shed of non combustible nature is permitted on each pitch. The design, size and standard of the shed must be approved by the park owner, in writing, and so positioned as to comply with the park's site licence conditions.

7. Refuse

The park home owner is responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Containers must not be over-filled and must be placed in the approved position for the local authority's regular collections.

The deposit of any refuse or unroadworthy vehicles on any part of the park owner's land is strictly prohibited.

8. Commercial Activities

No commercial enterprise or business activities may take place on the park without prior written permission from the park owner. If permission is granted, it will also require the park home owner to obtain approval from the appropriate authority. 'Business activity' also includes the overhaul and repair of vehicles, mobile retailing vans e.g. grocery, fast food, etc.

9. Liability and Insurance

The park owner, their employees and agents are not liable for actions resulting in death or injury unless arising from their own negligence or other breach of duty.

If the park home owner is in breach of their Agreement, and as a result the park owner incurs costs, the park home owner must pay all reasonable costs resulting from claims, charges and expenses reasonably incurred in relation to the breach of the agreement.

Park home owners must insure and keep the park home insured with an organisation that is registered with the Financial Services Authority against loss or damage by fire and liabilities to other people and property.

Park home owners must produce a copy of the insurance policy to the park owner upon request together with any evidence that the site owner may reasonably request as proof of insurance

10. Nuisance

Park home owners must not do, or allow to be done, anything on the park which may:

- (i) be or become a nuisance to or cause annoyance, inconvenience or disturbance to, the park owner or anyone else who lives on or uses the park;
- (ii) cause damage to any property belonging to the park owner or anyone else, or to any adjoining or neighbouring property and must not use or permit the park home to be used for illegal or immoral purposes;
- (iii) be a criminal offence.

Children under 16 years of age are not normally permitted as permanent residents. However, park home owners will be held responsible at all times for the conduct of their children, grand-children and visiting children who must not be permitted to play around any public building, on the car parks, roadways, or in the area of the entrance to the park.

Musical instruments, CD players, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10:30pm and 8:00am.

11. Pets

Pets are not permitted on the park.

12. Water/Electricity/Gas etc.

The park home owner must not permit waste water to be discharged onto the ground.

Where water is not separately metered or rated at the park home, the use of hoses is forbidden without the prior approval of the owner, except in case of fire.

Fire point hoses may only be used in appropriate circumstances i.e. in the case of emergency.

All external water pipes must be lagged by the park home owner against potential frost damage; the park home owner will be liable for any loss of water due to their failure to do so or from any other failure on the section of the water service for which the park home owner is responsible, i.e. from ground level upwards.

The park home owner is responsible for the sewerage connection from ground level upwards and for electrical and gas connections from the meter housing.

Park home owners are responsible for ensuring that electrical, solid fuel, oil and gas installations comply at all times with the requirements of the relevant legislation.

Park home owners are required to ensure the safety of all gas and electrical installations fitted to the park home including the safe installation and operation of any gas bottles connected to the home. It is recommended that all work on gas, electricity and water systems be carried out by suitably qualified, competent persons.

13. Occupants of the Park

The park home owner must not permit a greater number of persons to live in or occupy the park home than the maximum number specified in the Written Statement.

The park home must not be hired and accommodation must not be rented to paying guests.

There must be no subletting or parting with possession of the whole or part of the park home or pitch.

No persons under the age of 50 may reside in the park home.

14. Vacant Pitches

Access is not permitted to vacant pitches. Building materials, equipment and/or plant must be left undisturbed.

15. Vehicles

All vehicles must be driven carefully on the park and not exceed the displayed speed limit.

Parking is not permitted on roads or grass verges.

Park home owners and other permitted entrants may bring vehicles on to the park. The park owner will not be liable for any theft or damage unless arising from their own negligence or other breach of duty.

Vehicles must keep to authorised parking spaces.

Park home owners with more than one vehicle and visitors may be obliged to park their vehicle(s) off the park.

All vehicles must be taxed and insured as required by law (Road Traffic Acts) and be in running order.

All drivers on the park must hold a current driving licence for the category of vehicle driven on the park.

Disused/unroadworthy vehicles must be removed from the park and the park owner reserves the right to remove any vehicle, which is apparently abandoned, without the consent of the vehicle owner.

No major repairs may be permitted on the park owner's land. Motor oils and other fuels of that nature must not be discharged into the drains or onto the roads or car park.

Commercial vehicles, boats, touring caravans and motor-homes of any size may only be parked on the park with the prior written permission of the park owner.

Garage entrances (If applicable) must be kept clear at all times.

16. Fire Precautions

The park home's chimney flue and cowl must be kept in good repair. Sparks or objectionable smoke should not be discharged.

It is recommended that a fire extinguisher of the dry powder type not less than 1kg capacity should be installed in each park home. Please note – other types of fire extinguisher can be dangerous in confined spaces

17. Miscellaneous

The erection of any pole, mast wire, dish or other communications receiving equipment may only be carried out with the prior written consent of the park owner (which will not be withheld unreasonably) and the park home owner must have suitable public liability insurance cover.

Within 28 days of the Agreement coming to an end (however this may occur) the park home owner must arrange for the disconnection and removal of the park home from the pitch and the park and leave the pitch clean and tidy and any bushes, trees and shrubs undamaged. The park home must be removed by a competent experienced contractor.

Guns, firearms or offensive weapons of any description must not be used on the park and must only be kept with a licence from the appropriate police authority and the written consent of the park owner.

It is forbidden to interfere with or to disturb any flora or fauna on the park.