

GENERAL ESTATES COMPANY LIMITED

ROI MAR HOME PARK RULES EFFECTIVE FROM 30TH SEPTEMBER 2014

1. **PARTICULARS OF HOME PARK**
Roi Mar is a residential retirement home park for the over 50s, at Roi Mar, Throop Road, Bournemouth, Dorset; BH8 0EG.
2. **REGULATIONS**
Occupiers shall observe the Site Licence Conditions of the Bournemouth Borough Council and all town planning and other statutory provisions, order, building regulations and bylaws (including any regulations or similar of any statutory undertakers) relating to the park, pitches and any outbuildings on pitches.
3. **IDENTITY OF RESIDENTS**
Occupiers shall produce such evidence of identity as the park owner may reasonably require from time to time. They may notify the park owner of (a) next of kin; (b) name and address of medical practitioner if they so choose.
4. **INJURY OR DAMAGE**
Occupiers shall accept sole responsibility for any injury or damage to any person or property whatsoever caused by or as a result of any act or negligence of the occupier of a site or their guests and to indemnify the park owner against all claims and demands which may be made in respect thereof or any liability relating thereto. The park owners accept no responsibility whatsoever for loss of or damage to the personal property of the occupier of the site, their guests or children whilst on the park.
5. **AGE OF RESIDENTS**
Permanent residence on the park is not permitted to any persons below the age of 50 years. Occupiers may not sub-let their park homes.
6. **PAYMENT OF RENT**
Site rent will be payable monthly in advance by Bankers' Order unless an alternative payment method is agreed with the park owner. Rents shall be reviewed annually on 1st September each year.
7. **HEALTH AND ANNOYANCE**
Occupiers shall not permit a park home to become overcrowded or to become a health hazard, or allow to be done anything which may be or become a nuisance or annoyance to the occupiers of the park. .
8. **BUSINESS ACTIVITIES**
Occupiers are at liberty to work individually from home by carrying out office work but not so as to involve other staff or workers using the park home. No external advertisement of any business undertaken may be displayed within the park.
9. **CHILDREN**
Occupiers are responsible for the conduct of children in their custody and for the conduct of their visitors.
10. **PETS**
Occupiers are not allowed to keep dogs. Occupiers are permitted to keep one cat per home. However, a second cat is permitted if already owned by a person taking up residence in the park for the first time. On its death it may not be replaced. Any cat must be kept under proper control and must not be permitted to frighten other users of the park. Owners are permitted to keep small cage birds but no other animals, birds or reptiles are permitted.
11. **VEHICLES**
All vehicles must comply with the traffic regulations and speed limit displayed in the park. Drivers must use the interior road in a clockwise direction only. No commercial vehicles shall be kept within the park. Drivers must not park their vehicles either partly or wholly on the access road. All vehicles must be properly taxed and insured and be in a roadworthy condition. All drivers on the park must hold a current driving licence for the category of vehicle used on the park. Disused and unroadworthy vehicles must be removed from the park and the park owner reserves the right to remove any vehicle which is apparently abandoned.
12. **CAR PARK**
Use of the Visitors Car Park shall be entirely at the risk of the vehicle owner and the park owner shall not be liable for any liability for claims or demands in any respect of any loss or damage to vehicles using the park. Long term parking is not allowed in this area.

13. **OTHER ACTIVITIES**

Occupiers shall not repair, renovate or assemble on the park any motor vehicle, boat or any other such chattel nor to carry out any engineering, mechanical or chemical process on the park.
Works that involve discharging motor oils or fuels into the drains or on to the roads within the park are not permitted.
Offensive weapons of any description must not be kept on the park.
Musical instruments, players, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10-00pm and 8-00am.
14. **CONDITION OF PITCH AND MOBILE HOMES**

Occupiers shall keep and maintain their mobile homes and pitches in a good state of repair and decoration. . No external alteration of or addition to the mobile home or site is permitted without the prior agreement in writing of the park owners, who may not withhold consent unreasonably. No inflammable substances may be kept in the park except in quantities reasonable for domestic use. No explosive substances may be kept on the park.
Occupiers shall use their best endeavours to maintain the site in a neat, clean and tidy condition.
15. **BOUNDARIES**

The boundaries of the park and its individual units are as determined by the professional survey carried out in July 2013. However, in some instances, occupiers have extended their external boundaries on to land outside the park. If the occupiers can substantiate their claims to these boundary variations, the site owners are unlikely to have any objection. In accordance with Section 22 of the Mobile Homes Act 2013, full description of individual pitches will be supplied by the park owners on payment of the appropriate fee. No other plans of the individual plots will be acceptable on change of ownership.
The site owners are only responsible for the maintenance of the external park boundaries. Occupiers are responsible for the maintenance of their other boundaries. Generally the left hand one as viewed from the front is the responsibility of an individual occupier.
16. **FIRE PRECAUTIONS**

Fire point hoses must only used in the case of an emergency. All park homes must be equipped with a fire extinguisher/blanket which conforms to the relevant British Standard.
17. **REFUSE**

All occupiers are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Containers must not be overfilled. In order to facilitate refuse collection, occupiers are responsible for placing their dustbins at an agreed place near the entrance of the park at the appropriate times and to return them to their homes as soon as possible after they have been emptied.
18. **SEWERAGE**

Due to the age and nature of the drains, it is imperative that only human waste and biodegradable paper should be flushed down the toilets. Individual occupiers will be held responsible for the cost of repairs if blockages are caused by a failure to comply with this rule.
19. **INSURANCE**

Occupiers shall keep insured their mobile homes against loss or damage by fire and liability to third parties and other such risks as the owner may from time to time reasonably require and to produce to the owner upon request the policy of insurance and such evidence as the owner may reasonably require in order to confirm that the policy is valid.
20. **SALE OF HOMES**

Occupiers wishing to sell their mobile homes shall provide a copy of these rules and site plans to any Estate Agents employed. One sale board may be displayed outside the entrance of the home park on condition that the plot number is clearly identified.
21. **APPLICATION OF RULES**

These rules shall apply to all occupants of and visitors to the park. In the interest of avoiding nuisance to themselves, their tenants and persons claiming through them and in the event of any amendment of these rules the same as amended shall apply to each occupant of the park as if such amendments had been incorporated herein at the commencement of the tenancy of such occupants provided always that no rule or regulation may be made or purported to be made by the park owner which shall prejudice the value of, or interfere with any right of property of any occupant to any substantial extent.
