

THE ELMS, TORKSEY, LINCOLN

These rules are in place to ensure acceptable standards are maintained on the park, which will be of general benefit to occupiers, and to promote and maintain community cohesion. They form part of the Agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983, as amended.

None of these rules is to have retrospective effect. Accordingly:

- **they are to apply only from the date on which they take effect, which is 10 January 2015 and**
- **no occupier who is in occupation on that date will be treated as being in breach due to circumstances which were in existence on that date and which would not have been a breach of the rules in existence before that date.**

These rules do not apply to the Owner or any employees on the park.

PARK RULES

Definitions

In these rules:

- "Owner/s" means the owner of the Park being Kinvena Homes Limited or its successor in title
- "Occupiers" and "you" means anyone who occupies a park home.
- "Park" shall mean The Elms, Torksey, Lincoln, LN1 2EH
- "Pitch" shall mean that area on the Park upon which the Mobile Home is stationed and for the purpose of identification shown on the site plan, and as indicated in the Written Statement, a copy of which can be inspected at the Park office, and such other areas as the Owner may from time to time designate.

Occupiers

1. No person below the age of 50 may reside in a park home.
2. Occupiers must not trespass on other pitches or encroach on their neighbours' privacy.
3. In the interest of safety, children must be supervised at all times whilst on the Park.
4. The occupier is responsible for ensuring that all visitors comply with these park rules.

Condition of the Pitch

5. All occupiers are responsible for the maintenance of their pitch and safe access thereto including its surroundings, slabs, steps etc.

6. For reasons of ventilation and safety, occupiers must keep the underneath of your home clear.
7. All refuse must be placed in the wheelie bins provided by the Council and these must not be over-filled. Any additional waste that cannot be deposited in the bins provided by the Council must be removed in an appropriate manner by the occupier.
8. Only retractable or rotary-type washing lines are permitted which must be placed at the back of the pitch and must be retracted when not in use. No items, including pegs, may be left on the washing line when it is not in use.
9. The exterior of the Mobile Home and outbuildings must remain in keeping with other park homes on the park (i.e. in terms of colour, construction, window size, exterior surface etc.). Occupiers are required to use the Owner recommended decorating products on the exterior of their home, however these products can be bought from any trades person or store of the occupier's choosing.
10. All mobile homes need to be correctly numbered.
11. Under no circumstances may any Occupier enter the working areas of the Park such as the compounds, stores, workshop etc. without being accompanied by the Owner. Occupiers must not approach ground staff or plant operators whilst they are working especially when they are operating machinery.
12. You must not make any improvement to the pitch unless you have obtained the owner's prior written approval (which will not be unreasonably withheld or delayed).

Nuisance

13. Musical instruments, stereos, radios, other appliances and motor vehicles must not be used so as to cause nuisance to others at any time but especially between the hours of 10pm and 8am.
14. No catapults, other toys, or items of sports equipment are allowed to be used which could cause damage or nuisance to other occupiers or property. It is strictly prohibited for occupiers to use guns of any nature on the Park including their pitch.
15. Door to door canvassing, leafleting, and collecting for charity on the Park is not permitted, unless specifically agreed with the site owner.
16. No leisure activities are permitted on any of the water feature areas on the Park.

Pets

17. Occupiers must not keep any pets or animals at the Park. However you are at liberty to have visitors bring not more than one dog on to the Park for a maximum period of three days at any one time. The dog must be kept on a lead at all times whilst on the Park and must not despoil the park. Dogs must not be left unattended in the park home for periods of time.

18. Nothing in these park rules prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dogs UK or any successor body has issued you with an Identification Book or other appropriate evidence.
19. You must not leave food on the ground anywhere on the park (including any individual pitch) so as to avoid attracting unwanted vermin. However you are at liberty to feed birds through use of a bird feeder or table.

Parking and Vehicles

20. If you have a garage on your pitch you may park two vehicles on your pitch; one in the garage and one in front of the garage. If you do not have a garage on your pitch then you may park only the number of vehicles that your pitch parking space has been designed to accommodate. Please refer to the pitch plan in your Written Statement. It is not permitted to attempt to squeeze additional spaces onto your pitch that it has not been designed to accommodate.
21. You must not park anywhere except in the permitted pitch and visitor parking spaces.
22. You must not park on pitch gardens, roads, or grass verges, nor must you obstruct the roads; nor must you use other residents' or park owner pitch parking spaces without their prior consent.
23. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence.
24. All vehicles must be driven carefully, not exceeding the displayed speed limits.
25. Disused vehicles must be removed from the park.
26. Other than for delivering goods and services, you must not park or allow parking of any commercial vehicles of any sort on the park, including:
 - i) light commercial or light goods vehicles as described in the vehicle taxation legislation; and
 - ii) vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.However, you may bring a commercial vehicle if: your property has a garage that can accommodate the commercial vehicle which, must then be kept in the garage at all times when not in use.
27. You must not carry out the following works or repairs on the park:
 - i) major repairs involving the dismantling of part(s) of the engine;
 - ii) restoration work other than normal routine maintenance such as checking or changing oil and other fluids or very minor repairs.
28. You must ensure learner drivers do not drive on the Park.

29. Other than for loading and unloading purposes you must not park or allow the parking of motorhomes or touring caravans on the park. However where there is space available you are permitted to store the caravan within the designated storage area by arrangement and at a charge.

Services

30. You are responsible for the electric supply from the 2 circuit breakers in the metered connection unit that serves your park home and utility room. You are not permitted to carry out any work or alterations to the part of the Park's electric supply which is the responsibility of the owner.
31. You are responsible for the water and sewerage supply from the ground level upwards. You are not permitted to carry out work or alterations to the part of the Park's water/sewerage infrastructure which is the responsibility of the owner.
32. Only 2 x 47kg cylinders are allowed to each home and must be kept in accordance, at the Occupiers' expense, with current gas storage and safety regulations. If cylinders are visible from the road they must be stored in Owner approved brown, purpose designed gas cylinder storage boxes. Access to the cylinders must remain clear and the cylinders and regulators must not be tampered with by the occupiers.
33. It is the Occupier's responsibility to keep all installations and appliances within their home compliant with current safety regulations and inspected according to current regulations.
34. A fire extinguisher of an approved type must be installed and maintained by the Occupier in each Mobile Home in line with current advice from the Fire Authority.
35. It is expressly forbidden for anyone to interfere with Park fire points and appliances that are for use only in case of emergency.
36. You must not have external fires, including incinerators. However you are liberty to use a barbecue.
37. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
38. You must not keep any explosive substances on the park.

Gardens

39. You must not have any vegetable patches unless they are discreet, to the rear of the pitch and screened.
40. You must not lop, cut trim or remove any trees or shrubs which are the responsibility of the Owner.
41. You must not access nor remove any item from vacant pitches.

42. You are permitted to landscape the pitch however you must ensure that at least one third of the pitch, which is to be at the front of the pitch, is maintained as a grass area.
43. Gardens must be left intact when the Occupier vacates the pitch.
44. It is recommended that patio areas are kept to the rear of the garden and designed in such a way as to not encroach on the privacy of your neighbour in terms of the windows on the 'offside' of their homes.
45. Shrubs are to be kept approx. 4' in height on the main garden area and may reach height of fence at rear of garden.
46. Occupiers are to treat their side of the fences of their pitch with timber preservation as often as is necessary.
47. The use of sprinklers must be in line with current local water authority recommendations and guidelines.

Signs and Satellite Dishes

48. You must only erect for sale signs on your park home or pitch.
49. You must ensure that any satellite/television aerials are fitted towards the rear of the mobile home and are dark in colour.