

MOBILE HOME PARK RULES

The following rules of occupation are for the good management of mobile home parks and the benefit of all who use them. Where agreements for the occupation of mobile home pitches are entered into these rules form part of the agreement.

- 1.1 Only mobile homes of proprietary manufacturer which conform to the definitions contained in the Caravan sites and control of development act 1960, the Caravan sites act 1968 and the mobile homes act 1975 are accepted
- 1.2 Mobile homes must be kept in sound and clean condition; decoration and external colour must be to the satisfaction of the Owner. Wheels must not be removed, nor the mobile home re-positioned without permission. No external alteration of or addition to the mobile home or pitch is permitted without the prior approval of the owner.
- 1.3 Decoration and external colour must be sanctioned by the manager or owner.
2. The occupier is responsible for the cleanliness of the pitch and gardens to be maintained no conifers to be planted or fences to be erected without the consent of the owner.
3. Grandchildren etc, may only stay in unit for a length of 2 weeks at any one time.
4. The mobile home may be used by the occupier and members of his permanent household and bona fide guests only (and in any event for the occupation of such number of persons as shall not exceed the specified number of berths).
5. Occupiers are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the institution of electrical engineers and/or other appropriate authorities.
6. The occupier is responsible for all household refuse and is deposited in approved containers.
7. Musical instruments, record players, radios 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.
8. All vehicles must be driven carefully on the park not exceeding 10mph. Vehicles must be taxed and insured as required by law and drivers must hold a current valid driving licence, disused vehicles must be removed from the park, commercial vehicles must have prior written approval from Owner. ~~ONLY disabled badge holders~~ **ALL** holders are allowed to park at side of units all other vehicles including visitors to park in the car park.
9. Storage sheds are only to be of the metal type they are to be approved by the Owner.
10. Washing lines are to be reasonably screened from public view.
11. Pets, where permitted at the owners discretion, must be kept under proper control and not allowed to despoil the park. All dogs to be walked off the park, and kept on leads.
12. No cats allowed.
13. The occupier is responsible for the conduct of children in his/her custody while visiting.
14. Everyone using the park is required to comply with the regulations of the site licence, water authority or any other statutory authority.
15. No commercial enterprise or business activities may take place on the park without the prior permission of the Owner.
16. When selling unit, 28 days before sale goes through owner/manager must issue said rules to prospective buyer who meets the criteria of the park if this rule is not followed sale will be delayed or cancelled until the 28 days have elapsed and the rules issued by the above.
17. On selling units only adults over 50 years of age are acceptable.
18. No weapons are to be used on the park, discretion is to be used if carrying a weapon to another area.
19. Caravans that are stored on car park, the owner of these vans are responsible for keeping the area around them clean and the grass cut.