

Kingsmead Park, Swinhope, Park Rules

None of these park rules is to have retrospective effect.

They apply from the date on which they take effect, which is 1st March 2022.

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 rule in existence before that date.

Any deviation from any park rule would be in breach of the resident's mobile home agreement/ written statement contract and could result in action being taken by the owners to ensure compliance.

All rules take into account the park site licence and fire safety requirements.

- 1) No person under the age of 50 years may reside in a park home (apart from the park warden, manager, park owner and immediate family).
- 2) For reasons of ventilation and safety you must keep the underneath of your home clear and not in use as a storage space.
- 3) Residents must have sufficient home insurance in place to cover all eventualities such as frost damage. (The Park Owner has the right to view these upon request).
- 4) Homeowners must maintain the structure and the outside of their park home including all painted surfaces in a clean and tidy condition.
- 5) Residents must not make any external alterations to their home or any area within the pitch, erect any fences, greenhouses (a greenhouse is not classed as a storage shed or storage receptacle) or other means of enclosure, unless they have obtained written approval via a "Works to Plot" form prior to the commencement of any work(s), (which will not be unreasonably withheld).
- 6) Residents must complete a works to plot form (which will not be unreasonably refused) if they wish to change the colour of the outside of the home.
- 7) Residents must not have more than 2 storage sheds on the pitch, the dimensions of which must not individually exceed 7ft x 5ft (2.1m x 1.5m) and must be constructed of non-combustible material. Written approval for any shed must be obtained before erection by completing a "Works to Plot" form (which will not be unreasonably withheld.) A resident may ask permission for a concrete sectional shed larger than this size, however it must be fully within a resident's own pitch and must not cause neighboring homes to have window light restricted the final decision will be the park owners.
- 8) Residents must not have any external fires; however, you are at liberty to have barbeque.
- 9) Residents must not permit any matter (including Baby wipes, Sanitary towels, and flushable toilet wipes items, and flushable toilet wipes foods or excessive fat / cooking materials) to enter WCs, gullies or drains which is likely to cause blockage or damage to the park drainage infrastructure. (if it is proven a resident is responsible for the parks drainage becoming blocked the cost of repair may be passed on to the pitch owner)
- 10) Residents must not keep inflammable or explosive substances on the park or in any outbuildings (where applicable) except in quantities reasonable for domestic use.
- 11) Residents are responsible for the disposal of all household, recyclable, and garden waste in approved containers (these must not be overfilled) through the Local Authority service All refuse waste and recycling bins must be put well within residents own pitches. Residents must not deposit any waste on any part of the park.
- 12) Residents must not use their park home, pitch, or any part of the park for the storage of stock, plant, machinery, or equipment in connection with any business purpose. Residents are at liberty to work individually from home by carrying out work of a type which does not create any nuisance to other residents and does not involve staff, other workers, customers, or members of the public calling at the park home or the park.
- 13) Residents must not use any appliance or machinery so as to cause a nuisance to other occupiers and respect the tranquil atmosphere of the park.

14) Residents are permitted to keep a maximum of 1 dog (other than any of the breeds subject to the dangerous dog's act 1991) and 1 domestic cat. At the park owner's discretion (which is final) and via a separate application before obtaining such, a resident can have a second animal of the same type ie dog or cat, the maximum number of dogs or cats must not exceed 2 in a home. Residents must always keep any dog under proper control including if off lead walking on the recreation areas.

(Failure to comply could result in dogs not being allowed off lead on the field.)

Residents must always keep dogs on a lead on all areas of the park other than the field. Residents must not allow their dog to despoil the park.

Any pets other than those listed above must be contained within the resident's home and must not cause disturbance or excessive noise to other users of the park.

15) Residents must not access vacant pitches and must not disturb building materials and plant unless authorised by the Park Owner or their representative.

16) On the parks recreation and amenity areas please ensure that any activities that may disturb other park residents (such as walking in groups & talking/family picnics/ball games etc), give due consideration of the need to not impact on the quiet enjoyment of people in their homes and gardens & tranquil atmosphere of Kingsmead Park.

Paths will be cut to help with year-round walking on the recreation area. Dog fouling should be bagged and taken away in the interests of all using the amenity walks and areas. Residents must not encourage any use of these areas by anyone other than themselves and their guests as this facility is for the use as part of the park for the enjoyment of site residents and their guests only.

17) Residents must drive all vehicles on the park carefully and within the displayed speed limit, it is the resident's responsibility to ensure that visitors comply to this rule.

18) Each Household must not own and park more than 2 vehicles on the park, Residents must park their vehicle / vehicles within their pitch **or allocated space**, if this is not possible the second vehicle may use visitor parking around the park **(All vehicles must fit within 1 parking bay if not in a drive)**.

19) Resident's visitors (if possible) must park on the pitch of the resident they are visiting. If this is not possible, they are welcome to park in the visitor parking bays around the park **(All vehicles must fit within 1 parking bay if not in a drive)**.

20) Overnight parking of a Recreational Vehicle that has any living related facilities fitted, Commercial vehicles liveried or unliveried, boats caravans and trailers is not permitted on the park.

(An unliveried van / car that is used for work daily and can be contained in a resident's pitch may be considered with the park owners permission.)

21) Residents must hold a current driving licence and be insured to drive any vehicle brought onto the park. Residents must ensure that any vehicle they drive or keep on the park is taxed and has a current MOT, otherwise the park owner reserves the right to have the vehicle removed at the residents' expense.

22) Residents must not carry out major vehicle work(s) or repair(s) on the park, if a resident damages any part of their pitch or anywhere on the park in any way because of doing vehicle maintenance, they are liable for repairs to be made to the original condition of the damaged area.

23) Residents must not use guns, firearms, crossbows and offensive weapons on the park and must only keep them if they hold the appropriate licence and adhere to the specified licence conditions.

24) Residents will be held responsible for the conduct of their visitors to the park and are responsible for ensuring that all rules are observed by these visitors. Visitors are welcome to use the recreational and amenity field. All users must not litter any area of the park including the field, failure to comply could result at the park owner's discretion in the relevant people being refused access to the field.

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25) Residents are responsible for all of their visitors complying with all rules when visiting.

26) Residents must not interfere or access vacant pitches around the site including building materials and tools.

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