



Mobile Home Park rules

The following rules of occupation are for the good management of the Mobile Home Park and the benefit of all that use them. These rules form part of the Agreement by which you occupy your home in accordance with the Mobile Home Act, 1983. These rules have not been compiled to restrict residents but rather to ensure that they may live peacefully in unspoilt surroundings, so certain rules have been compiled in the occupier's interest. Other rules are necessary so that the visual amenities of the park are preserved. We are convinced that provided occupiers accept these rules in the right spirit, our park will be one of the happiest in the country.

Make of Unit

All mobile homes using this Park must be of a make and design approved by the National Caravan Council.

Structures

No resident may erect any building or structure whatsoever, without the prior consent of the owner, and in appropriate instances, written approval from the Local Authority. Since 1995 all wooden sheds on the park must be replaced by -precast concrete or metal at change of resident.

Refuse

Residents are asked in the interest of the community generally to co-operate and be very particular in their habits of rubbish disposal. All garden or household rubbish shall be collected together and stored in the usual type of dustbin to be provided by each resident. The lighting of fires is forbidden.

Laundry

May be hung out on rotary clothes hoists only. Clothes lines are not permitted.

Cars on the Park

Cars travelling on the Park roads are restricted to 10 m.p.h. They may be parked alongside units, but not on verges or park roads. Parking of a short term (i.e. 10 minutes only) is allowed to disembark passengers and offload parcels etc. otherwise all parking shall be done in garages or assigned parking areas.

Residents are responsible for ensuring that ALL their visitors park in the area provided, at the front entrance.

Ownership Residents and Lodgers

All Mobile homes on the park must be owned by the resident or or be subjected to a bona fide hire purchase or bank agreement. No mobile homes on the park may be let by the resident and it must only be occupied by the resident. The maximum number of persons sleeping in any mobile home shall not exceed that number for which the unit was designed



and constructed by the manufacturers.

Noise

Musical instruments, Hi. Fi., radios, televisions or any other sound producing apparatus must not be used in a manner that would constitute annoyance to others.

Cleanliness of Allotted Area

Each resident is responsible for the cleanliness and tidiness of the area surrounding their mobile home, including that area under his home. The garden must be kept free of weeds and the grass cut.

Pets

Dogs are only allowed and must be kept under control at all times.

Fire Points and Vacant Plots

On no account shall any resident tamper with or interfere with Fire Points on the park or with vacant plots.

Indemnities

The Owner will not be responsible for the loss, theft damage of any mobile home, automobile or other article that is within the park area. All residents are encouraged to help render their property safe from ill fortune of any nature, and must insure their property with an accredited Insurance Company.

Sale of homes

If a unit is sold on the park it is subject to sales commission as provided for by the written statement given under the provisions of the Mobile Homes Act 1983.

Payment of Dues

All charges are payable in advance on the 1st day of the month. Payments are accepted on the understanding that these regulations have and will continue to be observed. Residents who fall behind with rental and other charges render themselves in breach of the said written statement and as such make themselves liable to eviction.

Specifications for Fences

All new fences shall be no more than 1 meter high and hedges need to maintain a height of 1 meter.

Age Limitation

Since June 2001 the park has operated for occupants over the age of 50 years old to reside on Ambleside Park.