

# Braemar Residential Park

## Rules

NORTH KESTEVEN

25 NOV 2014

DISTRICT COUNCIL

The following rules of occupation are for the good management of Mobile Home Parks and the Benefit of all those who use them. Where Agreements for the occupation of Mobile Home Pitches are entered into these rules form part of the agreement.

1. Only Mobile Homes of proprietary manufacture which conform to the definitions contained in the Caravan Sites and Control of Development Act 1960, the Caravan Sites Act 1968 and the Mobile Home Acts 1975 and 1983 are accepted.
2. Mobile Homes must be kept in sound and clean condition: decoration and external colour must be maintained 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.
3. The Occupier is responsible for the cleanliness of the Pitch. He must also keep the area underneath the Mobile Home clear.
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. Sub-Letting is not allowed.
6. 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.
7. The Occupier must not permit waste water to be discharged on to the ground. Where water is not separately metered or rated the use of hoses is forbidden, except in case of fire.
8. The Occupier is responsible that all household refuse is deposited in approved containers which must not be overfilled.
9. Musical instruments, record players, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30pm and 8.00am.
10. All vehicles must be driven carefully on the park not exceeding the speed limit of 5 mph. Vehicles must keep to authorised parking spaces and to the roads, which must not be obstructed. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance. Disused vehicles must be removed from the park. The prior written approval of the Owner must be obtained before parking commercial vehicles.
11. Storage sheds, fuel bunkers or other structures are only permitted with the approval of the Owner and where permitted must be of a design and size approved by the Owner.
12. Private gardens where permitted, must be kept neat and tidy. The planting of trees and shrubs is subject to the Owner's prior approval of types and position. Trees and shrubs may not be cut down, removed or damaged and gardens will be left intact when the Occupier vacates the pitch.
13. Washing lines are to be reasonably screened from public view.
14. Children are not allowed to be permanent residents on / in the Park.
15. The Occupier is responsible for the conduct of children of visitors.
16. It is forbidden to carry offensive weapons, or other objects likely to give offence on the Park, or to interfere with or disturb any flora or fauna on the Park.
17. Everyone using the Park is required to comply with the regulations of the site licence, water authority or any other Statutory Authority.
18. Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.
19. No commercial enterprise or business activities may take place on the park without the prior permission of the Owner.
20. Dogs are not allowed to be kept on the Park.
21. Parking space is allocated for one car only for each Mobile Home.
22. Fences are allowed to be erected on park but no higher than 1 metre
23. No wood to be erected on mobile unit but we will accept small wooden trellis for flowers.