



PARKLANDS
OF LINCOLN

It's not just a home..

it's a whole new lifestyle

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15/12/2014



Dear Mr Stewart

Parkland Homes: deposit of Site Rules

Following completion of a Site Rules consultation, I enclose the Site Rules which are being implemented.

Yours sincerely

Andrew Tucker
Partner

PARKLANDS MOBILE HOME PARK

Park Rules



The following rules form part of the Agreement by which the residents of Parklands Mobile Home Park occupy their pitch in accordance with the Mobile Homes Act 1983 (as amended). These rules are necessary to ensure that acceptable standards are maintained on the site, which will be of general benefit to occupiers, and these rules are necessary to promote and maintain community cohesion on the park.

1 OCCUPATION

- 1.1 Homes and plots may only be used by the occupier of that home and the occupier's guests.
- 1.2 One occupier of each home must be at least 50 years old and under no circumstances may persons under the age of 40 years old reside in a home. If the occupier who is 50 years old or more dies before the other party reaches that age the younger party can remain on the park in occupation but is not permitted to allow someone younger than 50 years to move in with them. The aforesaid age restrictions do not apply to visitors.
- 1.3 Occupiers are responsible for the behaviour of their guests and ensuring that their guests do not behave in any way which would amount to a breach of these rules.
- 1.4 Pitch fees must be paid by standing order and are exclusive of all rates, taxes and other outgoings of an annual or recurring nature. 2% interest per month will be charged on payment of pitch fees which are more than 28 days in arrears.

2 VEHICLES AND PARKING

- 2.1 All vehicles must be driven carefully on the park and there is a speed limit of 5 mph in all areas
- 2.2 All vehicles must be taxed, insured and have an MOT certificate as required by law. Drivers must have a current driving licence.
- 2.3 Boats, touring caravans and leisure vehicles must not be parked anywhere on the park except for loading and unloading and must not remain on the park any longer than 24 hours for this purpose.
- 2.4 Vehicles with a gross vehicle weight exceeding 2 tonnes may not be parked on the park overnight.
- 2.5 The park owner shall provide one car parking space per household. Other vehicles may only be parked in authorised parking spaces.
- 2.6 There shall be no parking on the verge whatsoever or roadway where it would limit access to the roadway for other park users .
- 2.7 No major repairs to any vehicle are permitted on the park owner's land. Motor oils and other fuels of that nature must be disposed of safely and must not be discharged into the drains or onto the roads or car parks.

3 MAINTENANCE AND IMPROVEMENTS

- 3.1 Homes must be kept in sound and clean condition and any external decorations and colour must be maintained in good condition and be in keeping with the rest of the park.
- 3.2 Each plot must be kept neat and tidy and any plants, trees, flowers or other flora must not be allowed to become overgrown or cause nuisance to neighbouring pitches or to any service conduits which are buried beneath the pitch. Occupiers are responsible for all plants, trees, flowers or other flora that are planted on their pitch, which may only be planted with the consent of the park owner, which may not be unreasonably withheld.
- 3.3 Refuse and waste must be deposited in approved containers which must not be over filled. No refuse may be deposited on the park owner's land at any time.
- 3.4 No external alteration, or removal of wheels or repositioning of the home is permitted without the prior consent of the park owner, such consent not to be unreasonably withheld.
- 3.5 Storage sheds, fuel bunkers or other structures are only permitted with the written consent of the owner, such consent not to be unreasonably withheld. Any such structure must be constructed to a specification and position which is in accordance with the terms of the site licence.
- 3.6 Washing lines must be of rotary type and screened as far as possible from public view.
- 3.7 Any fences or boundary hedges may only be erected/planted with the consent of the park owner not to be unreasonably withheld and must not exceed a height of one metre.
- 3.8 No trenches, holes or pits or any digging shall be started without the consent of the park owner, such consent not to be unreasonably withheld and can only be refused on the grounds of potential interference with any telephone, electric cables, water or drainage pipes.

4 PETS

- 4.1 The occupier must not keep more than 2 dogs at any one time (and in no circumstances may keep a dog of any of the breeds subject to the Dangerous Dogs Act 1991) Or alternatively more than 2 domestic cats at any one time, (or one dog and one cat) on the park.
- 4.2 Dogs must be kept on a leash not more than one metre in length whilst on the park.
- 4.3 Any animal permitted to be kept on the park must be kept under proper control and must not be permitted to frighten other users of the park and must not be allowed to despoil the park.
- 4.4 Other household pets are permitted so long as they are confined to the occupier's home or pitch.
- 4.5 Occupiers must keep their pets under proper control and must not be permitted to frighten or cause nuisance to users of the park or to despoil the park.

5 ACTIVITIES

- 5.1 No occupier may commit any act or behave in any way which may cause a nuisance, annoyance or inconvenience to other occupiers of any other home on the park or damage to other occupiers or

their property or to any communal area of the park or which may affect the safety or security of any user of the park.

- 5.2 Musical instruments, record players, televisions, radios and other appliances, and motor vehicles must not be allowed to cause nuisance to others, particularly between the hours of 10:30pm and 8:00am.
- 5.3 Everyone using the park must comply with the site licence, and the rules or regulations of any relevant statutory authority.
- 5.4 No guns, firearms or offensive weapons shall be used on the park and shall only be kept with a licence as prescribed by the relevant authority.
- 5.5 Occupiers must not use the park home, the pitch or the park (or any part of the park) for any business purpose.
- 5.6 No access to vacant pitches is permitted. Building materials or plants must not be disturbed.
- 5.7 Fire points must not be used other than in an emergency.
- 5.8 No bonfires or fireworks are permitted within park grounds or on the park home.

6 SERVICES

- 6.1 Nothing shall be placed in the sewage system which is likely to cause a blockage.
- 6.2 Occupiers are responsible for ensuring that both electrical and gas installations and appliances are compliant with the requirements of the relevant authorities.
- 6.3 Occupiers must not allow waste water to be discharged on the ground. All external water pipes must be lagged against frost by the occupier.
- 6.4 Occupiers are responsible for the sewage connection from the ground level upwards and for electrical connections from the meter.

7 MISCELLANEOUS

- 7.1 The occupier is responsible for the insurance of their home and its contents, such insurance should be with a member of the British Insurance Association and appropriate for a park home.
- 7.2 All homes must be equipped with a fire extinguisher/blanket which conforms to the relevant British standard.
- 7.3 The park owner and his employees and agents shall not be liable for loss or theft of, or damage or loss to, or theft from any home or vehicle whatsoever or of any property whatsoever. Occupiers shall indemnify the owners from and against all actions proceedings and claims by a third party in respect of any loss, damage or liability caused by or arising out of any neglect or default of the occupier or the occupier's visitors.