

## BROXBURN PARK RETIREMENT HOMES

### SITE 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 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 Site Act 1960 and the Mobile Homes Act 1983 are accepted. Mobile Homes must be kept in sound and clean condition: decoration and external colour must be maintained to the satisfaction of the Owners. Wheels must not be removed, nor the Mobile Home be re-positioned without permission. No external alteration of, or addition to the Mobile Home or pitch is permitted without the prior approval of the owners. The Occupier is required to permit the Licensors, their servants and agents at all reasonable hours to enter any Mobile Home for the purpose of ascertaining whether there is or has been any breach of these regulations.
2. The occupier is responsible for the cleanliness of the pitch. He must also keep the area underneath the Mobile Home clear.
3. Licences to occupy the sites are personal to the occupants to whom they are granted and may not be transferred to any other person without the written agreement of the Licensors or their servants or agents. In particular no licence to occupy any individual site may be assigned or transferred and no sub-licence may be granted to any individual person, but this regulation shall not prohibit occupation of any Mobile Home by members of the Licensee's immediate family or temporary guests. Subject to the following provision- No licensee shall cause or permit his Mobile Home to be occupied by more than the number for which the unit was originally manufactured.
4. 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. All tenants must ensure that external water pipes are lagged as a precaution against frost. Any damage caused by neglect must be paid for by the tenant.
5. The Occupier must not permit waste water to be discharged onto the ground. Where water is not separately metered or rated the use of hoses is forbidden, except in case of fire.
6. The Occupier is responsible that all household refuse be deposited in approved containers which must not be overfilled. Litter, garden refuse or lawn cuttings must not be dumped on the park.
7. 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 8.30am.
8. All vehicles must be driven carefully on the Park not exceeding the speed limit of 10 mph. Vehicles must be kept to authorised parking spaces and to the roads **which must not be obstructed in any way.** All 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. **NO** motor vehicles of any description may be serviced or repaired on the site or on any part thereof. No vehicles other than delivery vans in excess 15 cwt are to be brought, parked or kept on the site. The **PRIOR** written approval of the OWNERS must be obtained before parking Commercial Vehicles.
9. Storage Sheds, Greenhouses and any other structure, including T.V. Aerials are only permitted with the approval of the Owners and where permitted must be of a design and size approved by the owners.
10. Private Gardens where permitted must be kept neat and tidy. The planting of trees and shrubs is subject to the owners prior approval of type and position. Trees and Shrubs may not be cut down, Removed or Damaged and gardens will be left intact when the occupier vacates the plot. The owners Reserves the right to cut grass on any plot where it is neglected and to make a reasonable charge for same. The front half of the garden adjoining the road must not be used for the growing of vegetables of

any kind. No fencing of a greater height than 4 feet may be erected on any part of the site except with the permission of the licensors. Also no attempt to alter any of the site boundaries is to be made. The lighting of fires for burning garden and household waste is strictly forbidden because of the tree enclosed nature of the site. It is extremely dangerous to dig holes anywhere on the park owing to the underground systems of Electricity, gas, Water etc. Persons breaking this rule are liable to pay for any loss or damage caused and no claim can be entertained and the management.

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11. Washing Lines are to be reasonably screened from public view.
12. **PETS.** Where permitted are at the owners discretion, they must be kept on a lead and under proper control and not allowed to despoil the park. **A CHARGE WILL BE MADE FOR EACH PET.**
13. The Occupier is responsible for the conduct of any children in his or her custody and any visitor to the park, and to ensure that the Park Rules are adhered to by all visitors.
14. 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.
15. Access is not permitted to vacant plots. Building material or other plant must be left undisturbed. Neither the licensors nor their servants or agents will accept any responsibility for loss or damage to persons or property suffered by any person ignoring this regulation.
16. No Commercial Enterprise or Business activity may take place on the park without the prior permission of the Owners.
17. Everyone using the site must comply with the regulations of the site licence, water authority or any other Statutory Authority.
18. The Management regrets that no telephone calls can be taken for residents and no calls can be made from this office except for fire, police or ambulance calls and must be very urgent.
19. All tenants must have a fire extinguisher and be insured against fire. Only non-bituminous fuels must be used.
20. Rents must be paid promptly by Standing Order on the First Day of Each Month.
21. Salt is not to be used in frosty weather as this affects the concrete surfaces. Any damage will have to be paid for by the residents.
22. The parking of vehicles in any of the avenues is strictly forbidden to ensure unrestricted access at all times for fire and ambulances. Occupants are requested to make this clear to their visitors.
23. No touring caravan, motor home, boat or trailer is to be stored or kept on any part of the park. The existing 2 caravans being exempt from this until such time as the park home to which they belong changes hands.
24. All garages are to be kept in a good state of repair and each householder must insure the garage assigned to them under their building insurance policy.
25. No more than 2 cars per home will be allowed. No persons under the age of 55yrs or children allowed to reside on the park for longer than 2 weeks.

I and my family agree to abide by the aforementioned rules and hereby certify that we have received a copy of the said rules.

Signed ..... Date.....