

## ROYAL OAK SITE RULES

In these rules:-

- “Tenant” means anyone who occupies a Park Home or caravan under the terms of a Tenancy Agreement.
- “You” and “Your” refers to the Tenant of a park home.
- “We” and “Our” refers to the Park Home owners L & K Saunders.

These rules are in place to ensure acceptable standards are maintained on the Park which will be of general benefit to occupiers and to promote and maintain community cohesion. They form part of the agreement by which tenants occupy a pitch.

These rules apply to all Tenants.

1. The Park Home must be kept in sound and clean condition: the original exterior decoration must be maintained. The Park Home must not be repositioned. No external alteration of or addition to the Park Home or pitch is permitted without the prior approval of the owner (which will not unreasonably withheld).
2. The Tenant is responsible for the cleanliness of the pitch.
3. The Tenant shall not sublet, take in lodgers, or allow a tenancy to be created.
4. The Tenant must not permit waste water to be discharged onto the ground (this does not apply to reasonable washing and cleaning of cars).
5. The Tenant must not bring more than two vehicles on to this site (this does not include visitors).
6. All vehicles must be driven carefully on the Park. You must hold a current driving licence and be insured to drive any vehicle on the Park. You must also ensure that any vehicle you drive on the Park is taxed in accordance with the requirements of law and is in a roadworthy condition.
7. Other than for delivering goods and services you must not park or allow parking of commercial vehicles (save Class 1 vehicles used for work or leisure) on the Park.
8. Disused or roadworthy vehicles must not be kept anywhere on the Park. We reserve the right to remove any vehicle which is apparently abandoned.

9. Private gardens must be kept neat and tidy. The planting of trees, shrubs and the erection of fences is subject to the owner's prior approval (which will not be unreasonably withheld). Trees shrubs and fences may not be cut down removed or damaged without the owner's approval (which will not be unreasonably withheld). This also applies to the perimeter hedges and fences. Trees shrubs and fences must be left intact when the Tenant vacates the pitch or the tenancy ends.
10. No person under the age of 30 years may occupy a Park Home as a tenant unless previously agreed with site owner.
11. All Tenants are required to comply with the regulations of the Site Licence, Water Authority, and any other Statutory Authority.
12. No combustible materials to be kept under the park homes.
13. No excess noise or anti-social behaviour will be tolerated on the Park and the site managers and owners reserve the right to inform the police if there are any domestic disturbances.