

WD & BM PARK HOME ESTATES

Retied & Semi-retired

CHURCH PARK -RULES

High Street Durrington Salisbury Wiltshire SP4 8AJ

The following rules are for the benefit of all residence, These rules form part of the agreement by which you occupy your pitch in accordance with the Mobile Homes Act 1983

1. The owner does not accept any liability whatever for loss or damage to your property including the park home of the occupier, his family, or any visitor to the park. The occupier must insure the home, particularly in respect of public liability which is normally covered by household insurance, and this will be recorded on the agreement.
2. The home must be kept in sound and clean condition and maintained in a a good state of repair. Wheels must not be removed, nor the home repositioned without the appropriate Approval of the local authority.
- 3 The plot allocated must be kept in a tide condition free from litter and refuse. The underneath of each home is to kept clear and not used as a storage space. The description of a plot is the garden area surrounding the home which shall not be less the minimum requirement laid down in the Site Licence.
- 4 Any trees planted in an occupiers plot must not be permitted to grow to a size or shape which interferes with a neighbours plot.
- 5 No fences.
- 6 Hedges on a boundary of the park must not be interfered with and no unauthorised entrances to the park are permitted.
7. The occupier is responsible for the disposal of all household and garden waste in approved containers through the local authority service and must not be over filled, the dumping of any refuse or wrecked vehicles on any part of the park is strictly prohibited.
- 8 External fires or incinerators are not allowed, including barbecues.
9. All park homes must be equipped with a fire extinguisher and/or fire blanket which conforms to British standards.
10. Occupiers must not use fire points provided for other than emergency use intended.
- 11, Vehicles must be driven carefully on the park and not exceed the speed limit of 5mph, parking is not permitted on roads or grass verges. Roads should be kept clear for access by emergency vehicles .Occupiers and visitors bring vehicles onto the park at their own risk. All vehicles must be taxed and insured or they will not be allowed on the park.

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12. Occupiers must park their vehicles in their authorised spaces. Occupiers must ensure that

visitors park cars only on the visitors parking spaces.

13 The parking of lorries, vans, motor homes, caravans and commercial vehicles is not permitted. The repair or servicing of vehicles is not allowed.

14. No trade or business to be conducted from the park or occupiers home

15. The park home must only be used by the occupier and members of his permanent household and occasional guests. Sub letting is not permitted. Parting with possession or sharing the whole or any part of the mobile home is not permitted otherwise than by assignment of the whole in accordance with the terms of the Mobile Home Act Agreement. The occupier should not accommodate in the home a greater number of persons than the home is intended to accommodate, apart from casual visitors.

16. Occupiers shall at all times conduct themselves with due consideration for their neighbours. Radios, tape player, television sets and musical instruments, etc, must be kept to a reasonable volume which does not cause annoyance to other occupiers.

16a. This is retired and semi retired park no children to reside on park.

17. Occupiers must not interfere with any electrical or water installations on the park. Faults must be notified to the owner.

18.. Dogs are permitted

19.No occupier shall do or permit to be done anywhere on the park any act or action which may be or become a nuisance, annoyance or inconvenience to the neighbours or occupiers of any other home on the park adjoining or neighbouring property. Occupiers are also responsible for their visitors actions.

20.Access is not permitted on vacant plots. Building materials, plant or machinery on vacant plots must be left undisturbed.

21.Occupiers are responsible for ensuring that electrical, and gas installations comply at all times with the requirements of the appropriate authorities.

22.The occupier must not permit mains or waste water to discharge on the ground nor permit to pass into water closets, gullies or drains any matter which is likely to cause blockage or damage.

23.the occupier should ensure that any tradesmen working on their home is covered with the appropriate insurance liability

24. Pitch fees are payable Monthly by standing order.

25.Occupiers are required to comply with the regulations of the Site Licence, Water Authority or any other statutory authority. The use of hose pipes is not permitted.

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26.Any problems arising on the park must first and foremost be brought to the attention of the Owner or Manager .

Terminology

The Occupier includes the owner of the mobile home ,his/her spouse/partner and members of the household normally resident in the home.

The Owner includes the site owner, the site manager and any other staff authorised to act on behalf of the owner.