

18 DEC 2014
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**LORDSWAY PARK HOMES,
HIGH STREET,
ALCONBURY,
CAMBRIDGESHIRE,
PE28 4BF.**

Community Health Services
18 DEC 2014
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**PARK RULES
(amended November 2014)**

The following rules of occupation are for the good management of Mobile Home Parks and for the benefit of all who use them. Where Agreements for the occupation of Mobile Home pitches are entered into these rules form part of the Agreement.

1.1	Only Homes of proprietary manufacture which conform to the definition contained in the Caravan Sites and Control of Development Act 1950, the Caravan Sites Act 1968 and the Mobile Home Act 1975 are accepted
1.2	Homes must be kept in sound and clean condition: decoration and external colour must be maintained to the satisfaction of the Site Owner. Wheels must not be removed, nor the Home re-positioned without permission. No external alterations or addition to the Home or pitch is permitted without the prior approval of the Site Owner.
2.	All permanent occupants of Homes on the Park must have a minimum age of 50 years.
3.	The Occupier is responsible for the cleanliness of the pitch. He/She must also keep the area underneath the Home clear.
4.	The Home may be used by the Occupier and members of his/her permanent household and bone-fide guests only (and any event for the occupation of such number of persons as shall not exceed the specified number of berths).
5.	The Occupier is responsible for ensuring that both electrical and gas installations comply at all times with the requirements of the Institution of Electrical Engineers and, or other appropriate authorities.
6.	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 the case of fire.
7.	The Occupier is responsible for ensuring that all household refuse is deposited in approved containers which must not be overfilled.
8.	Musical instruments, televisions, radios, record players etc. and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30 p.m. and 08.00 a.m.
9.	All vehicles must be driven carefully on the park not exceeding the site speed limit of 5 m.p.h. Vehicles must not be parked anywhere except in the permitted parking spaces which must not be obstructed. Other than for delivering goods or services commercial vehicles are not allowed to park anywhere on the site. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance. Disused or unroadworthy vehicles must not be kept on the park.
10.	Storage sheds, and other structures are only permitted with the approval of the Site Owner and where permitted must be of a design and size approved by the Site Owner.
11.	Private gardens where permitted must be kept neat and tidy. The planting of trees and shrubs is subject to the Site Owners approval of types and position. Trees and shrubs may not be cut down, removed or damaged and gardens must be left intact when the Occupier vacates the pitch.
12.	Washing lines are to be reasonably screened from public view.
13.	All pets must be kept within the Home and pitch and under the owner's control at all times.
14.	No children are allowed to permanently live on the site and the Occupier is responsible for the conduct of children in his/her custody and for the conduct of all guests and visitors.
15.	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.
16.	Everyone using the Park is required to comply with the regulations of the site licence, water authority or any other Statutory Authority.
17.	Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.

(continued)

18.	No commercial enterprise or business activities may take place on the Park. The Home and pitch must not be used for the storage of stock, plant, machinery or equipment used or last used for any business purpose. However, working from home as an individual carrying out office work is permitted provided it does not create a nuisance to other occupiers and does not involve other staff, customers or members of the public calling at the Home.
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