

OAKTREE PARKS LIMITED

Exonia Park Rules

Mobile Homes Act Agreements Appendix A

AMENDED PARK RULES

The following rules of occupation are for the good management of the park and the benefit of all who use them.

These rules form part of the agreement to occupy the pitch.

The occupier is responsible for complying with the conditions set out in the Site Licence.

1. Only park homes (mobile homes) of proprietary manufacture which conform to the definitions contained in relevant Acts of Parliament will be acceptable.
2. Park homes must be kept in sound and clean condition; external decoration and colour must be maintained to the satisfaction of the Owner. The exterior colour of the park home may not be changed without permission of the Owner. Wheels must not be removed, nor the park home re-positioned without written permission. No external alteration of or addition to the park home or pitch is permitted without the prior approval of the Owner.
3. The Occupier is responsible for the cleanliness of the pitch. He must also keep the area underneath the park home clear. Public places and paths should not be littered in any way. The Owner reserves the right to alter individual pitch boundaries where necessary.
4. The park home may be used by the Occupier and members of his permanent household and bonafide guests only. On no occasion shall the number of persons occupying or using the park home exceed the specified number of berths.
5. There shall be no subletting or parting with possession of the whole or any part of the park home or pitch. Lodgers are not permitted.
6. The Owner reserves the right to accept persons over the age of 50 only when granting consent to sell or assign in situ. Reasonable notice of intention to sell or assign the park home must be given to the Owner. Not less than 14 days notice will be accepted as reasonable.
7. The Owner reserves the right to approve additional permanent members of the Occupiers' household. No persons under the age of 50 may reside in the park home. The Occupier is liable for the conduct of his visitors or licensees (if any).
8. Occupiers are responsible for ensuring that electrical, water and gas installations and appliances comply at all times with the requirements of the Institution of Electrical Engineers and/or other appropriate Authorities.
9. The Occupier must not permit waste water to be discharged on to the ground. Where water is not separately metered or rated the use of hoses is forbidden without prior approval of the Owner, except in case of fire. Fire point hoses may only be used in case of emergency.
10. The Occupier is responsible for ensuring that all household refuse is deposited in approved containers which must not be over filled and must be placed in the approved position for regular collection. No external or garden fires are permitted. Small barbeques may be permitted with the written consent of the park owner.
11. Musical instruments, record players, radios, televisions other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.00pm and 8 a.m.

continued

12. All vehicles must be driven carefully on the park not exceeding the speed limit of 5 m.p.h. Vehicles must keep to authorised parking spaces and to the roads, which must not be obstructed. Parking on roads is forbidden at all times except for loading and unloading. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance. Motor vehicle repairs of a major nature are not permitted on the park and disused vehicles must be removed from the park. Where parking spaces are limited only one vehicle per pitch may be permitted. The prior written approval of the Owner must be obtained before parking commercial vehicles. Car parking spaces cannot be reserved except in special circumstances and with written permission from the park owner. Occupiers are responsible for ensuring that their visitors also use the car parks. Touring caravans, boats or similar vehicles may not be stored on the park.
13. Porches, storage sheds, fuel bunkers or other structures are only permitted with the approval of the Owner and where permitted must be of a design, size and standard approved by the Owner and must be maintained in good repair and appearance. It shall be a requirement that the Occupier will provide at the Occupier's expense a skirting to infill the area between the underside of the park home and the hardstanding with bricks or other approved material within six months of occupation. The material shall be of an acceptable colour and be constructed in a skilled and proper manner.
14. Private gardens, where permitted, must be kept neat and tidy and no fences or other means of enclosure shall be allowed without the written approval of the Owner. Where a change of occupation occurs it will be a requirement that fencing or any other means of enclosure of the pitch shall be removed. Natural hedges, to a maximum height of 2ft, may be planted, subject to the park owners approval. The planting of trees and shrubs is also subject to the Owner's prior approval of types and position. Trees and shrubs may not be lopped, topped, felled, removed or damaged without the Owner's consent. Gardens will be left in a condition to be agreed with the Owner when the Occupier vacates the pitch.
15. Pets and livestock are only permitted with the Owner's written consent and must be kept under proper control and not allowed to despoil the park. Dogs and cats are permitted on the Park up to a maximum of one each per Mobile Home (unless the written approval of the Owner to exceed this number has been obtained).
16. Guns, firearms, fireworks or offensive weapons of any description shall not be used on the park, and shall only be kept with a licence from the Police Authority and the written consent of the Owner. It is forbidden to interfere with or disturb any flora or fauna on the park.
17. Everyone using the park is required to comply with the regulations of the site licence, water authority or any other statutory authority.
18. Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.
19. No commercial enterprise or business activities may take place on the park or any pitch without the prior permission of the Owner.
20. Occupiers erecting a TV aerial shall have suitable public liability insurance cover.
21. Washing on clothes lines is to be reasonably screened from public view and must not be an 'eye-sore'. A clothes line (or in preference a rotary drier) may be placed only in a position agreed by the Owner.

Fire Precautions:

It is recommended that a fire extinguisher of the dry powder type not less than 2lbs. capacity should be installed in each park home. Note: Other types of fire extinguisher can be dangerous in confined spaces.