

TOM HARTLEY

LUXURY LEISURE & PARK HOMES

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Dear whom it may concern,

Amington Park: deposit of Site Rules

Following completion of a Site Rules consultation, I enclose the Site Rules which are being Implemented.

Yours Faithfully



TOM HARTLEY
Park Owner



PARK RULES FOR AMINGTON PARK

1. For reasons of ventilation and safety you must keep any storage in the underneath of your home to a minimum.
2. You must not erect fences or other means of enclosure unless they are Trellis Fencing no higher than 3ft and you have obtained our approval in writing (which will not be unreasonably withheld or delayed). You must position fences and any other means of enclosure so as to comply with the park's site licence conditions and fire safety requirements. There may be exceptions made to increase the height to 6ft for extra privacy if homes overlook each other however permission in writing must be received first.
3. You must not have external fires, including incinerators with the exception of a BBQ.
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park.
6. Access is not permitted to vacant pitches, building materials and machines must be left undisturbed.
7. You must not have more than one storage shed on the pitch. Where you source the shed yourself the design, standard and size of the shed must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed 8ft x 10ft.
8. Any storage receptacle kept on your pitch must be made of a non flammable substance and not cause an obstruction including any receptacle for the storage of domestic waste pending collection by the local authority. Permission must be sought from Park Owner for use of temporary refuse collection ie skips, and must not obstruct the road.
9. You must ensure that any shed or other structure erected in the separation space between park homes is of non-combustible construction and positioned so as to comply with the park's site licence conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home.
10. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. You must not overfill containers and must place them in the approved/historically accepted position for the local authority collections.

11. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual pitch). Large items ie Beds Sofas etc may only be placed in the main bin collecting area on the morning of collection as agreed with the local authority.
 12. You must not use the park home, the pitch or the park (or any part of the park) for any business purpose, and you must not use the park home or the pitch for the storage of stock, plant, machinery or equipment used or last used for any **business purpose**. However you are at liberty to work individually from home by carrying out any office work of a type which does not create a nuisance to other occupiers and does not involve other staff, other workers, customers or members of the public calling at the park home or the park.
 13. No person under the age of 45 years may reside in a park home with the exception of the park owner and their family, the park warden.
 14. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles so as to cause a **nuisance to other occupiers**, especially between the hours of 10.30pm and 8.00am.
 15. The occupier is responsible for the conduct of children in his/her care and visitors.
 16. No children on bikes, skates, skateboards or ball games allowed on the park.
 17. You must not keep any pet or animal at the park home or on the pitch, however indoor pets such as birds in cages or fish will be permitted and residents who currently have a cat can replace the pet if they die or leave.
- Note
- These rules do not have retrospective effect. If the keeping of the pet complied with the previous rules, an occupier will not be treated as being in breach when these rules take effect. However, when the pet dies or leaves it can only be replaced if this would comply with these rules.
18. Nothing in rule 17 of these Park Rules prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dogs UK or any successor body has issued you with an Identification Book or other appropriate evidence.
 19. Where water is not separately metered at the park home or not separately charged you must not use hoses irresponsibly.
 20. You must only use fire point hoses in case of fire or fire extinguishers as supplied.
 21. You must protect all external water pipes running from inside your home to the mains connection from potential frost damage.

22. You must drive all vehicles on the park carefully and within the displayed speed limit.
23. You must not park more than 1 vehicle on the park unless it states otherwise in your agreement or you have the space to park a second car in the boundaries of your pitch.
24. You must not park on the roads or grass verges.
25. You must not park anywhere except in the permitted parking spaces.
26. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
 - light commercial or light goods vehicles as described in the vehicle taxation legislation and
 - vehicles intended for domestic use but derived from or adapted from such a commercial vehicle
 - vehicles such as motor homes, touring caravans etc. with the exceptions of commercial vehicles operated by the park owner and their family, the park warden.
27. 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.
28. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned. 14 Days notice will be given before a car is towed. Charges will be passed onto the car owner.
29. You must not carry out the following works or repairs on the park:
 - (a) **major** vehicles repairs involving dismantling of part(s) of the engine
 - (b) works which involve the **removal** of oil or other fuels.
30. You must not use or display guns, firearms and offensive weapons (including crossbows) on the park and you may only keep them on the pitch or in your home if you hold the appropriate licence and they are securely stored in accordance with that licence.
31. The use of rotary clothes lines is permitted outside mobile homes but within the boundary of your pitch as per your site licence.
32. Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered homeowners must use reasonable endeavours not to depart from the original exterior colour-scheme, neutral colour base or pebble dashed.