

## Park Rules

1. All residents of the Park Homes on 'The Elms' must be middle aged or retirement aged persons only. No children or young adults may reside at 'The Elms'.
2. The 'Pitch' shall mean that area on the Park upon which the Mobile Home is stationed known as ..... and for the purpose of identification shown on the site plan, a copy of which can be inspected at the office and such other areas as the Owner may from time to time designate.
3. The Owner has the sole right to site homes on 'The Elms'. Park Homes shall be sited in the precise position indicated by the Owner. All residents shall occupy the pitch allocated by the Owner. Residents must not trespass on other pitches or encroach on their neighbour's privacy.
4. All residents are responsible for the cleanliness and maintenance of their pitch, its surroundings, slabs, steps etc. The area underneath the unit must be kept clear. All refuse must be placed in refuse bags provided, in bins and these must not be over-filled. Only small border-type flower gardens are permitted – no vegetable patches. Trees and shrubs must not be cut down without approval of the Owner. Gardens must be left intact when the occupier vacates the pitch. Vacant pitches must not be entered by anyone or anything removed therefrom. No fences, sheds, porches or any type of construction is permitted without the written permission of the Owner.
5. Musical instruments, record players, radios, other appliances and motor vehicles must not be used so as to cause nuisance to others especially between the hours of 10pm and 8am.
6. No further pets are permitted to become "occupiers" of The Elms. Any visitors may only be entitled to bring one domestic-type dog while visiting on site for a maximum period of three days at any one time. The dog must be kept on a lead at all times whilst on The Elms including the canal bank and adjoining farmer's canal bank. Any fouling on these areas by dogs must be cleaned up by the dog's owner. Courtesy must be shown with regard to other person's pitches.
7. For each pitch, there will be one car parking space provided. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance. They must keep to the authorised parking spaces and to the roads, which must not be obstructed. All vehicles must be driven carefully, not exceeding the speed limits posted. Disused vehicles must be removed. No vehicle other than a private car (or motor cycle) may be kept in the Park. No overhauling of any vehicles – other than normal routine service is permitted in the Park. All vehicles must be kept off the grass during wet periods. Learner drivers are not permitted to practice on the property. No revving of the engine for test purposes or causing a nuisance with a vehicle is permitted.
8. No guns, catapults, other toys, or items of sports equipment are allowed to be used which could cause damage or nuisance to other resident persons or property.
9. People, property and vehicles are admitted to the site on the condition that the Owner's shall NOT be liable for loss or damage to them. The owners accept NO responsibility for any accident to any person, property or animal whilst on the Owner's property.
10. Subletting is not permitted
11. Only rotary-type clothes lines at the back of the pitch are allowed and this must be folded down when not in use.
12. Residents are asked to assist in the preservation of any wildlife or bird-life, trees, plants and shrubs.
13. No electric cookers are permitted and all electrical installations in Mobile Homes must comply with the requirements of the Institute of Electrical Engineers and once tested and approved may not be modified without notification to the Owner and any such modifications to be approved by the Owner.

14. No "For Sale" or any other notices are to be exhibited on any Mobile Home or pitch.
15. Only gas heating systems are permitted in the home. No other heating systems i.e. oil, solid fuel or storage heaters are to be used. Only 2 x 47kg cylinders are allowed and must be kept in the annex with sufficient airflow around the cylinders. Gas cylinders must not be placed inside the Park Home unless used in a compartment as prescribed in BS 5482 Part 1:1979 and Amendment 5474:March 1989.
16. A fire extinguisher of an approved type must be installed in each Park Home. It is expressly forbidden for anyone to interfere with fire points and appliances that are for use only in case of emergency.
17. Residents must ensure that any visitors to their home abide by all the site rules and express term of the Written Statement.
18. The Proprietors and Staff are anxious to be of assistance at any time but it would be appreciated if any business or requests, except in extreme urgency, could be made only during normal office hours.
19. The exterior of the home and outbuildings must remain in keeping with those in the same area (i.e. colour, exterior surface etc).