

Park Rules

These rules are in place to ensure acceptable standards are maintained on the park, which will be of general benefit to occupiers, and to promote and maintain community cohesion. They form part of the Agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983, as amended.

Residency, Age of Occupants and Visitors

01. Residents of homes on the park must be over 45 years old and only two persons can reside in one dwelling. No children are permitted to reside on the park. Unless there are exceptional circumstances and those are agreed with the park owner.

02. Only the persons named on the Written Statement for each home on the park are permitted to reside on the park.

03. Family and friends of those named on the Written Statement for each home on the park are permitted to stay as visitors. However the residents are restricted to allowing persons under the age of 21 years to stay a maximum total of 7 nights in any one calendar month (i.e. for the remainder of the month no persons under 21 years of age are permitted to stay in the home). The residents are responsible for all visitors and must ensure that they comply with all the park rules.

04. Subletting or rental of the park home is not permitted.

05. Lodge owners must ensure the property and its contents are adequately insured

Location and Standard of Park Homes

06. The park owner has the sole right to site homes on the park. All residents shall occupy the pitch indicated in the Written Statement for their park

home and must not trespass on other pitches or encroach on a neighbour's pitch, except to gain access to clean the external side of their lodge for which permission must be obtained from the neighbour a minimum of 24 hours prior to access

07. Should the park owner reasonably require for the purpose of maintaining the pitch on which a park home is situated in emergency circumstances where the maintenance cannot otherwise be performed, then on giving at least seven days' prior written notice to a resident the park owner may temporarily relocate his/her park home to another pitch on the site and in doing so will cause as little damage and inconvenience as possible to the park home and pitch and will make good at the park owner's expense any damage so caused.

Alterations, Improvements and Maintenance to Park Homes

08. No external alteration or addition to the home or pitch is permitted without prior written approval from the park owner, such approval not to be unreasonably withheld or delayed. The lawned areas to each plot must not be removed without written approval from the park owner.

09. Residents are responsible for the maintenance and cleanliness of their park home and its surroundings. The area underneath the home must be kept clear. The grey composite decking must be maintained on a regular basis, the colour of the decking must not be changed.



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10. The external cladding of the park home and the storage shed on the pitch must be maintained in accordance with the manufacturer's recommendations and the original colour of the timber cladding must not be changed without written approval from the park owner.

11. Only the one storage shed supplied with the home is permitted on each plot. The design, size and standard of the shed must be approved by the park owner.

12. We do not permit external structures to be added to homes such as porches, walkways and carports.

13. The planting of trees and shrubs on individual park home pitches is not permitted. A limited number of plants and shrubs in pots are permitted on the plot. An excessive amount of pots will be seen as a fire risk and asked to be removed. Existing trees and shrubs must not be allowed to grow to a size or shape that would interfere with a neighbour's pitch. Existing trees, shrubs and boundary hedges must not be trimmed, cut down, or removed without the approval of the park owner, such approval not to be unreasonably withheld or delayed.

14. Outdoor garden features such as water features and bird feeders will be permitted on park home pitches, such features to be of a type, size and quantity and in a location approved by the park owner. Garden ornaments such as gnomes, windmills, animals, statues etc are strictly not permitted.

15. Plot fences must be maintained in good condition and treated with waterproof solutions as appropriate without altering the colour of the timber. Damaged fence panels shall be replaced promptly. No other fences, hedges or means of enclosure to the boundary of the pitch will be permitted, save for an enclosure of the garden area from the parking area on each pitch. The park owner must first approve the style, construction and height of the means of enclosure, such approval not to be unreasonably withheld or delayed.

16. Satellite dishes are permitted with the written consent of the park owner. The park owner must approve of the position before being installed.

17. The electrical, water and drainage systems of the home, and the connections with the park supplies are the sole responsibility of the occupier after the initial installation. All external water pipes shall be lagged against frost and vermin by the occupier, who will be liable for any loss of water due to the occupiers failure to maintain the pipes which the occupier is responsible for.

18. The occupier is responsible for maintaining the service pipes, wires and conduits within the pitch as follows:-

- a. Gas: from the meter situated on the pitch
- b. Water: from the stopcock situated on the pitch
- c. Sewerage: above ground level on the pitch
- d. Electricity: from the meter situated on the pitch
- e. Internet cabling: from router inside the lodge.

Safety

19. A fire extinguisher and fire blanket, both of which must conform to the relevant British Standard, must be installed in the park home.

20. All electrical installations in the park home must comply with the current Institute of Electrical Engineers wiring regulation requirements. Any electrical work carried out in the park home must be undertaken by a professionally qualified person.

21. Gas barbecues are permitted on the site only. Chimeneas, fire pits or any sort of open flame are only permitted on patios and must be supervised at all times. Incinerators are strictly not permitted.

Refuse

22. All refuse must be placed in the refuse and recycling bins provided, all bins should be kept on the paved area to the rear of the home. Refuse and



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recycling bins must be brought out to the required collection point on the morning of collection and returned to the designated storage area as soon as possible after collection. They must not be left out for longer than 24 hours.

Storage

23. The erection of any other structures on each pitch, whether permanent or temporary, is prohibited, save that a gazebo of a size not exceeding 3mx3m may be erected on each pitch, such gazebos to be packed away and stored overnight and not cause any nuisance or interference with a neighbours' pitch.

24. The storage of any items or materials on the driveway, garden area and decking of each pitch is prohibited, except for outdoor furniture (chairs, table, sun umbrella) and barbecues. All other items must be stored in the storage shed provided by the park owner.

25. No inflammable or explosive substances may be kept in the park home, storage shed, greenhouse or on the pitch, except in quantities for reasonable domestic use.

26. No guns, firearms, catapults or offensive and dangerous weapons of any type can be used on the park and must only be kept on the park with an appropriate and valid sporting licence.

Nuisance

27. Residents shall at all times conduct themselves with due regard to their neighbours. Musical instruments, television sets, radios, music systems of any type, and any other mechanical appliance must not be used so as to cause nuisance to other residents, especially between the hours of 10.00pm and 8.00am.

General

28. Clothes airers can be used on the patio but must be taken inside or stored in the shed when not in use. Towels and other laundry are not permitted to be

hung over external balustrades and windows.

29. Flags, banners, advertising boards, signs, etc are not permitted on the park home pitches, save for only one 'property for sale' type sign per pitch when appropriate.

30. You must act in a courteous and considerate manner towards anyone visiting, using or working on the lodges or the park including: us, our staff, other customers of ours and users of lodges on the park.

31. You must not:

- a. Commit any criminal offence at the park or use the lodge in connection with any criminal activity
- b. Commit any acts of vandalism or nuisance
- c. Use fireworks
- d. Keep or carry any firearm, catapult, knives, or any other offensive weapon at the park
- e. Use any unlawful drugs
- f. Carry on any trade or business at the park
- g. Permit anyone who is to your knowledge on the Sex Offenders Register compiled under the Sex Offenders Act 1997 to use or visit the lodge

Business Activities

32. No commercial enterprise or business activity of any kind may take place on the park.

Pets

33. You must not keep any pet or animal at your park home or on your pitch save for any dog, cat, tortoise or caged bird kept inside the home, which you own and resides at your park home and save that a new homeowner may come onto the park with not more than 2 pets limited to dogs, cats, tortoises or caged birds kept inside the home (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991) which they own and may keep for as long as they wish.

34. Homeowners may replace their pets or acquire pets providing that the total number of pets per home



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does not exceed two. All pets must be kept under proper control so as not to cause nuisance to other residents. Dogs must be kept on a short leash and exercised off the park, and must be housed within the owners home. Any fouling of the park (including the residents own pitch) must be cleaned up by the pet owner. Cats must be housed within the owner's home, and where reasonably possible they must not be permitted to roam freely around the park and cause a nuisance to other residents.

35. Nothing in these park rules prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dog UK or any successor body has issued you with an identification book or other appropriate evidence.

Motor Vehicles

36. Residents and visitors are only permitted to each drive and park private motor cars and motor bikes on the park, such motor cars and motor bikes to be parked in the designated visitor parking spaces and on the driveway of the resident's pitch.

37. Commercial vehicles are not permitted on the park save for commercial vehicles carrying out normal day to day delivery of goods and services.

38. Residents, visitors and other permitted entrants shall bring vehicles onto the park at their own risk.

39. All vehicles on the park must be taxed and insured as required by law (Road Traffic Act 1960) and be kept in a roadworthy and tidy condition.

40. All vehicles on the park must be driven carefully and priority must be given to pedestrians. The speed limit of 10mph must not be exceeded.

41. Parking on the roads on the park is strictly prohibited.

42. Disused or unroadworthy vehicles must be removed from the park.

43. The storage of caravans, motor caravans, trailers, boats or any other similar item on the park is strictly prohibited, save that caravan and motor caravans may be left on the park for 24 hours at each of the start and end of a resident's holiday, for the purpose of loading and unloading only.

44. Drivers of all vehicles on the park must hold a valid driving licence and insurance. Learner drivers are strictly not permitted on the park unless under the supervision of a qualified driving instructor.

45. No major repairs are permitted on the park. Motor oils, fuels and other such liquids must be disposed of in an approved manner and must not be discharged into any drains, or onto any roadway, parking area, or land.

46. Quad bikes, trials bikes, etc, are not permitted on the park.

Please observe, and take all reasonable steps to ensure that all people who use or visit the holiday home (including children in their party), adopt the above standards of behaviour and adhere to the park rules.

For more information please speak to a member of our sales team on 01904 704676
or email lodges@chestnutfarmhp.co.uk