

# BALDOCK PARK HOMES LTD

Green End

Gamlingay

Sandy

Beds

SG19 3LB

## SITE RULES

### FOR THE COPSE, THE CLOSE & HILLSIDE PARK

The following rules of occupation are for the good management of the Park and for the benefit of all who use them. Where Agreements for the occupation of the Park Homes pitches are entered into, these are the Rules referred to therein. In the event of any conflict between these Rules and the Agreements entered into with Park Homes Occupiers pursuant to the Mobile Homes Act 1975 and the Mobile Homes Act 1983 the provision of such Agreement shall prevail.

1. Only Park Homes of proprietary manufacture which conform to the definitions contained in the Caravans Sites Act 1968, the Mobile Homes Act 1975 and the Mobile Homes Act 1983 are accepted. All units must be of make and model suitable for the pitch and must be supplied by Baldock Park Homes Ltd. They must be kept in sound and clean condition. Decoration and external colour must be maintained to the satisfaction of the Owner. Wheels must not be removed, nor the Park Home repositioned. No external alteration of, or additional structure to the Park Home or pitch is permitted without prior approval of the Owner. The Occupier is responsible for the cleanliness and tidiness of the pitch, the area beneath the Home and the protection from frost of all intake pipes and internal plumbing.
2. Occupiers are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the Institution of Electrical Engineers and/or other appropriate authorities. Occupiers must not permit waste water to be discharged onto the ground. No oil, chemical or any other substance except domestic effluent may be discharged into the site drains. **Disposable nappies or similar articles must NOT be flushed down the toilets.** It is the Occupiers responsibility to ensure that all household refuse is deposited in approved containers, which must not be over filled.

3. Gardens within the pitch must be kept clean and tidy. Washing lines are not permitted but laundry may be hung out only on a rotary dryer appliance. The planting of trees and shrubs is subject to the Owner's prior 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.
4. Dogs, cats and livestock are not permitted on any pitch.
5. Musical instruments, radios, televisions, loudspeakers, amplifiers or other instruments must not be used in a manner audible to other Residents. Residents must not indulge in noisy, indecent or other conduct which is offensive or an annoyance to other Residents who are also responsible for the conduct of visitors or children in their custody.
6. All vehicles must be driven carefully on the Park not exceeding the STRICT speed limit of 10mph. Vehicles must be parked in the authorized parking spaces and the roads must not be obstructed. The local authority and the Emergency Services will hold Residents responsible and LIABLE for any obstruction. Vehicles must be taxed and insured as required by law and drivers must hold a current driving license and insurance. Disused vehicles must be removed from the Park. The prior written approval of the Owner must be obtained before parking any commercial vehicle within the Park. No repairs or servicing of Motor Vehicles can be carried out on the Park or in garages without PRIOR PERMISSION of the Owner.
7. No commercial enterprise or business activity may take place on the Park. Access is not permitted to vacant pitches and building materials or other plant must be left undisturbed.
8. Occupiers are required to keep the mobile home insured against loss or damage by fire & liabilities to other people & property; & give a copy of the insurance policy to the site Owner.