

CARLTON MANOR PARK RULES

The following rules of occupation are for the good management of Carlton Manor Park & the benefit of all who use them. Where agreements for the occupation of Mobile Home Pitches are entered into these rules form part of the agreement.

- 1.1 Only Homes of proprietary manufacture which conform to the definitions contained in Caravan Sites Act 1968 and the Mobile Homes Act of 1975 and 1983 are accepted.
- 1.2 Mobile Homes must be kept in clean and sound condition and external colour must be maintained to the satisfaction of the Owners. Wheels must not be removed nor the Home repositioned without permission. No structural alteration of or addition to the Home or Pitch is permitted without the prior written consent of the Owners.
- 1.3 Consent to build Storm Porches is given on the understanding they are only used for that purpose.
- 1.4 It is expressly forbidden to build extra rooms for the purpose of increasing living accommodation, the creation of extra bedrooms in Storm Porches, Verandas or Sun Lounges is not allowed in any circumstances. Homes at all times must conform to Schedule 1 of the agreement with the Owners.
2. The Occupier is responsible for the cleanliness of the Pitch and must also keep the area underneath the Mobile Home clear.
3. The Mobile Home may be used by the Occupier and members of the permanent household and bona fide guests only (and in any event for the occupation of such number of persons as shall not exceed the specified number of permanent berths).
4. Occupiers are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the appropriate Authorities.
5. The Occupier must not permit waste water to be discharged onto the ground.
6. The Occupier is responsible that all household refuse is deposited in the approved containers which must not be overfilled.
7. Musical Instruments - Record Players - Radios - other appliances and Motor Vehicles must not be used to cause nuisance to other residents at anytime.
8. All vehicles must be driven carefully on the Park not exceeding the speed limit of 10 M.P.H. Vehicles must keep to authorised parking spaces allocated by the Owners. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance. Disused Vehicles must be removed from the Park. Parking on the road is forbidden and no parking of commercial vehicles on the site will be allowed. The road on the

9. Storage sheds, fuel bunkers or other structures are only permitted with the approval of the Owner and where permitted must be of a design and size approved by the Owner.

10.1 Private gardens, where permitted, must be kept neat and tidy. The planting of trees and shrubs is subject to the Owners prior approval of Types and position. Trees and shrubs may not be cut down, removed or damaged and gardens will be left intact when the Occupier vacates the pitch.

11. Washing lines are to be reasonably screened from public view.

12. Small dogs are allowed at the owners' discretion and must be kept on a lead at all times. Owners must dispose of dog fowl immediately.

13. The Occupier is responsible for the conduct of children in his/her custody and of visitors.

14. It is forbidden to carry offensive weapons or other objects likely to give offence on the Park or to interfere with or disturb any flora or fauna on the Park.

15. Everyone using the Park is required to comply with the regulations of the site licence, Water Authority or any other statutory Authority.

16. Access is not permitted to vacant pitches. Building materials or any other plant must be left undisturbed.

17. No commercial enterprise or business activity of any kind will be allowed on the Park.

18. Fires - The Occupier must comply with Fire Prevention Instructions displayed or issued from time to time. External Fires are forbidden. The Occupier must ensure that no sparks are discharged from the chimney of the Mobile Home and that the chimney and its cowl are kept in good repair and only smokeless fuel is used.

19. All Accounts are rendered by the Owner to any Occupier are to be paid in full within 14 Days of delivery to the Occupier.

20.1 No children will be allowed to move on to the Park.

20.2 As it is the Owners' intention to create a Semi-Retirement or Retirement Park, the sale of Homes to young people is not compatible with this policy.

21. In accordance with Local Authority requirements preference must be given to CAR PARKING, therefore the parking of trailers cannot be allowed.