

# **Sleepy Hollow Park**

## **Residential Park Rules**

These Park Rules are in place to ensure acceptable standards are maintained on the Park, which will be of the general benefit to occupiers, and to 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.

None of these rules is to have retrospective effect. Accordingly

- 1 they are to apply only from the date on which they take effect, which is 30<sup>th</sup> January 2015 and
- 2 no occupier who is in occupation on that date will be treated as being in breach due to circumstances which were in existence on that date and which would not have been a breach of the rules in existence before that date.

These rules also apply (for so long as they live on the Park) to the Park Owner and any employees.

In these rules 'you' and 'your' refer to all occupiers of a Park Home.

- 1 No person under the age of 50 may reside at Sleepy Hollow Park.
- 2 The occupier is responsible for the conduct of children in his/her custody and of visitors.
- 3 No more than two pets per household are allowed on Sleepy Hollow Park with the exception of any breeds which are subject to the Dangerous Dogs Act 1991. Dogs must be kept on a lead at all times and should not be allowed to cause a nuisance. Any fouling must be cleared immediately and disposed of accordingly.
- 4 Van or commercial vehicles, trailers, boats, motor homes, camper vans, caravans or tent trailers are not permitted to park anywhere on the Park including site car parks or the parking area provided with the Home, with the exception of commercial vehicles owned and operated by Holly Lodge (Kingswood) Ltd and any visiting delivery and service vehicles.
- 5 The Park speed limit is 10mph and must be adhered to at all times.
- 6 All carriageways must be kept clear of stationary vehicles.
- 7 In order to drive any vehicle in the Park you must hold a current driving licence and be insured to drive that vehicle and ensure that it is taxed on accordance with the requirements of the law and is in roadworthy condition.
- 8 Only minor personal repairs may be carried out on the Park.
- 9 Disused or un-roadworthy vehicles must not be kept anywhere on the Park
- 10 You must not use your Home, the pitch or the site (or any part of the site) for any business purposes and you must not use your Home or the pitch for storage of stock, plant, machinery or equipment used or last used for any business purpose. You are at liberty to work individually from your 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 your Home on the Park.
- 11 The Home must not be hired or rented to paying guests.

- 12 It is your responsibility to keep your Home in a sound state of repair, maintain the exterior of the Home and the pitch including all fences and outbuildings belonging to, or enjoyed with it in a clean and tidy condition. Where the exterior is repainted or recovered, reasonable endeavours must be used not to depart from the original exterior colour scheme. Garage doors must be left white.
- 13 No porches, extensions, alterations or any other structures are permitted without prior consent of the Park Owner and where permitted must be of a design, size and standard approved by the Park Owner.
- 14 You must not erect fences or other means of enclosures unless you have obtained the Park Owner's written approval (which will not be unreasonably withheld or delayed). You must position fences and any other means of enclosures so as to comply with the Park's site licence conditions and fire safety requirements.
- 15 Washing lines are to be reasonably screened from public view.
- 16 Do not introduce foreign objects into the sewage system such as toilet wipes, cleaning cloths, nappies, sanitary products, baby wipes, condoms or cooking fat/oil.
- 17 Trees may only be planted with the written approval of the Park Owner.
- 18 It is recommended that all gas appliances are serviced annually by a Gas Safe registered Engineer and the electrical supply inside your Home is tested every three years by a NICEIC approved Electrician. Fire Extinguishers, smoke detectors and carbon monoxide alarms are also recommended and are your responsibility and must be tested/serviced according to manufacturer's instructions.
- 19 Discharge of Firearms, air rifles or any other weapon is not permitted anywhere on the Park.
- 20 Bonfires or any other kind of external fire are not permitted anywhere on the Park.
- 21 Musical instruments, audio systems, power tools, motor vehicles or any other noise generating appliance must not cause a nuisance to any other occupier, visitor or employee of Holly Lodge (Kingswood) Ltd particularly between the hours of 11pm – 7am.
- 22 Verbal and/or physical abuse towards any persons on the Park is not permitted in any circumstances.
- 23 Access to vacant pitches is not permitted. Building materials and other plant must be left undisturbed.
- 24 You must not deposit any waste or rubbish other than in the local authority approved containers on any part of the Park.
- 25 Where water is not separately metered at the Home or not separately charged you must not use water sprinklers or hoses except in the case of fire.
- 26 You must use fire point hoses in the case of fire.
- 27 For reasons of ventilation and safety, the underneath of your Home must be kept clear and not used as storage space.
- 28 Inflammable substances must not be kept on the Park except in quantities reasonable for domestic use. Explosive substances must not be kept on the Park.
- 29 You must comply with the regulations of the site licence, the water authority and any other statutory authority
- 30 No large TV or Radio aerials/dishes are allowed on the Park with the exception of the Park Aerial System. Normal Sky Dishes/Aerials should, wherever possible, be positioned out of site of the road