TINGDENE PARKS LIMITED

PARK RULES – COLLINSWOOD PARK FOLLY LANE LUTON BEDFORDSHIRE

The following rules for occupation are for the good management of the Park and the benefit of all who use it. These rules form part of the agreement by which you occupy your pitch in accordance with the Mobile Homes Act 1983. They have not been compiled to place unnecessary restrictions on residence but rather to ensure that residents may live peaceably in unspoiled surroundings.

1/. The Unit

(a) No external alteration or addition to the home or pitch is permitted without the prior written permission from the park owner to ensure compliance is met with legislation

(b) Extensions or alterations to a home may in addition require planning consent or building regulation and the occupier is responsible for obtaining the same, paying all fees in connection therewith and complying with any conditions imposed.

2/. Condition of the Pitch

(a) Private gardens must be kept neat and tidy and no fence or other means of enclosure shall be allowed without the prior written approval of the park owner in accordance with the site licence and fire safety requirements

(b) Gardens must be of an ornamental nature only, trees to be a maximum of eave height and must be kept neat and tidy. Vegetable gardens are NOT permitted.

(c) The occupier shall be responsible for the trimming and maintenance of any boundary hedge and fence of the park which forms a boundary of the pitch.

(d) Bonfires (including incinerators) are not permitted.

(e) Access roadways and paths on the park shall not be obstructed at any time nor litter allowed to accumulate thereon. No parking on grass verges is permitted

(f) On plot parking must be a hard standing of either concrete or block paving

(g) The planting of new hedges is not permitted on the park

(h) The space under the home is for ventilation and access only not for storage.

(i) Where the home exterior is repainted reasonable endeavours must be used not to depart from the original colour scheme

3/. Statutory Authorities

Everyone using the park is required to comply with the regulations of the Site Licence, Water Company and any other statutory authority.

4/. Refuse

(a) The occupier is responsible for the disposal of all household and garden waste in approved containers through the local authority service. Containers must not be over filled and must be placed in the approved position for weekly collections.

(b) Matter likely to clog drains should be wrapped and put into the refuse container as should used sanitary towels, disposable nappies, non-biodegradable wipes and cotton buds. These items should not be put down the toilets.

(c) The deposit of any refuse on any part of the park owner's land is strictly prohibited.

5/. Occupation

(a) The home may be used by the resident and members of his/her permanent household and bona fide guests only. On no occasion shall the number of persons occupying or using the home exceed the specified number of berths.

(b) No person shall be permanently resident on the Park who is under the age of 45 (forty five) years.

(c) The resident is not permitted to sublet or part with the possession of the whole or any part of the home or pitch nor to take in lodgers.

(d) You must not use the home pitch or park for any business purpose, storage of stock, plant, machinery or equipment used for business purposes. You may carry out office work which does not cause a nuisance to neighbours or involve staff or the public visiting the home or park

6/. Pets

(a) Cats and dogs which are not in the Dangerous Dogs Act 1991 are permitted on the Park at a maximum of two animals per home. Assistance dogs are permitted.

(b) Dogs and cats must be confined to the occupiers pitch apart from exercise when at all times dogs must be kept on a lead, not foul the paths, roadways or other pitches on the park. No other pet or animal is permitted unless housed in a cage, aquarium or similar and remains within your home

(c) Pets causing nuisance or deemed to be dangerous can be removed from the Park permanently upon the Park Owner giving seven days notice of this requirement.

7/. Vehicles

(a) All vehicles (maximum 2 per home) must be driven carefully on the Park.

(b) Vehicles must be kept to authorised parking spaces except where individual parking spaces and/or garages have been provided on a pitch.

(c) No vehicle shall be parked on a road except for temporary unloading or in an emergency.

(d) Vehicles must be taxed and insured as required by Law and drivers must hold a current driving licence and insurance to drive.

(e) Disused vehicles must be removed from the Park and the Park Owner reserves the right to remove any vehicle which is apparently abandoned, without the consent of the owner thereof.

(f) Vehicles must be classed as private light goods vehicles, vans must be of a car derivative

(g) No holder of a Provisional Driving Licence may drive a vehicle on the Park.

(h) The speed limit is 10mph

(i) Motor homes and touring caravans are permitted for 24

(j) hours only for loading/unloading

(k) No major works to vehicles are permitted involving dismantling or the removal of fluids.

8/. Noise

All residents should have regard for the comfort of others.

9/. Fire Precautions

It is the responsibility of all residents to familiarise themselves with the fire fighting installations on the Park. No flammable substances are to be kept unless of a reasonable quantity for domestic use

10/. Water

(a) No sprinklers, except those used by the Park Owner may be used.

(b) Hand held hose-pipes are permitted but only for use where a "gun" attachment is fitted and for a direct water supply and a meter

11/. Vacant Pitches

Access is not permitted to vacant pitches and any building materials for the time being thereon or other plant must be left undisturbed.

12/. Miscellaneous

(a) Guns, firearms or offensive weapons of any description shall not be used on the Park and shall only be kept with a licence from the Police Authority and the written consent of the Park Owner.

(b) Washing shall not be displayed in front gardens of the home and such display limited to the rear garden of the home for the minimum time reasonable.

(c) Residents are responsible for making these rules known to members of their permanent household and to guests or visitors to their home and indemnify the Park Owner in respect of the consequences of all actions by themselves or such persons.

13/. Structures must be made of a non-combustible material and require landlord consent to comply with the site licence and fire safety regulations