

WD & BM PARK HOME ESTATES

Kingfisher Park Rules

1. Preamble

The following rules of occupation are for 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.

2. The Unit

Only park homes (Mobile homes) of Proprietary manufacture which conform to the definitions contained in the relevant Acts of Parliament will be acceptable.

3. The condition of the unit

Occupiers must keep homes in a sound and clean condition, decoration and the external color must be maintained .Wheels must not be removed. No external alteration of or addition to the home or pitch is permitted without the appropriate approval of the local authority.

4. Condition of the Pitch

Occupiers must maintain the plot allocated in a tidy condition. The underneath of each home must be kept clear and not used for storage space; the description of a plot is a garden area surrounding the home defined by fence, natural boundary line or posts, fences NOT to be More than 1 Meter in height and of fire retardant material, common areas and paths should not be littered in any way.

Garden areas where permitted, must be kept neat and tidy by the Occupiers, the planting of trees is not permitted, External fires ,including incinerators are not allowed.

5. Sheds, Porches, etc.

Porches, sheds or other structures are only permitted when adhering to the Mobile Homes Act and site license which is in force at that time, or from the local council.

No inflammable or explosive substances may be kept on the occupiers pitch except in quantities reasonable for domestic use.

6. Statutory Authorities

Everyone using the park is required to comply with the regulations of the site license, water authority or any other statutory authority, occupiers must ensure that electrical, solid fuel ,oil or gas installations comply at all times with the requirements or recommendations from time to time of competent bodies or authorities.

7. Commercial Activities

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

8. Refuse

Occupiers must dispose of all household and garden waste in approved containers through the local authority services; containers must not be over filled and must be placed in the approved position for weekly collections. The deposit of any refuse or UN roadworthy cars on any part of the site owners land is strictly prohibited.

9. Liability and Insurance

The site owner and its employees and agents does not accept any liability whatsoever for loss or theft of, or damage or loss to, or theft from, any mobile home or other vehicle or property on the park, whatsoever, Further, the occupiers shall indemnify the site owner and keep it indemnified from and against all actions , proceedings and claims by a third party in respect of all and any loss , damage or liability caused by or arising out of neglect or default or act of the occupiers or members of their households or guests or visitors. The occupiers also agree and covenant to insure and keep insured mobile homes and their contents with a member of the British Insurance Association against loss or damage by theft, fire, storm and tempest and liability to any third party and such other risks.

10 Nuisances

No occupier shall do or permit to be done anywhere on the park any act or action which may be or become a nuisance , damage, annoyance or inconvenience to the site owner or to neighbors or occupiers of any other home on the park or to the owners or occupiers of any adjoining or neighboring property and shall not use or permit the homes to be used for illegal or immoral purposes , Musical Instruments, record players, radios and other appliances and motor vehicles must not cause nuisance to others, this includes motor vehicle radio appliances.

11. Age restriction

No person under the age of 50 (Fifty) are permitted to live in any home on the park as permanent residents.

12. Pets

Pets are not permitted

13 Water/ Electricity

Occupiers must not permit waste water to be discharged on to the ground, all external water pipes shall be lagged against frost by the occupiers, and the occupiers are responsible for the sewage connection from the ground level upwards and for electrical connections from the meter housing. The occupiers shall keep in good repair and condition all pipes, cables, and other services media for which they are responsible.

14. Vacant Pitches

Access by occupiers to vacant pitches is not permitted; building materials or other plant must be left undisturbed.

15. Occupants of the Park

The home must be used by the occupier as his only or main residence, there shall be no letting or parting with possession of the whole or part of the home or pitch, lodgers are not permitted, the occupier is liable for the conduct of his visitors or licensees [if any].

16. Vehicles

All vehicles must be driven slowly and carefully on the park; occupiers and other permitted entrants bring vehicles on to park and park them. do so at their own risk , Vehicles must be parked in authorized parking spaces , Occupiers who have more than one vehicle and visitors may be obliged to park their vehicle off park , all vehicles must be taxed and insured and the driver hold a currant driving license, no major repairs to vehicles of any sort are permitted on the park.

17. Fire Precautions

All occupiers must equip homes with a fire extinguisher /blanket which conform to the requirements of the Fire Officers Committee; it is recommended that a fire extinguisher of dry powder type not less than 1Kgcapacity should be installed in each home. Note other types Extinguishers can be dangerous in confined spaces.

18 Miscellaneous

Guns, Firearms, or offensive weapons of any description shall not be kept on the park

The occupier should ensure that any tradesmen working on their home is covered with the appropriate insurance liability.

Pitch fees are payable monthly by standing order

Any problem arising on the park must be first and foremost being brought to the attention of the owner and will be dealt with.

19 Children

Occupiers are responsible for the conduct of children visiting any homes on the park and shall not permit them to play on any part of the park except in the home or vicinity of their own garden area.