ASHFIELD PARK HOMES LTD

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MANAGERS OF RESIDENTIAL,MOBILE HOMES & PARKS

SALES:REPAIRS:TRANSPORT

**SITE RULES**

**Ashfield Mobile Home Park ,Ashfield Street, Sutton-In-Ashfield, Nottinghamshire NG17 3DE**

**OCCUPIERS CONDITIONS OF THE PITCH**

1. The Occupiers are not to use the Park Home other than their own use.
2. The Occupier is responsible for their visitors to comply with Park Site Rules.
3. Only mobile homes of property manufacture which conforms to the definition contained in the Caravan Site and Control of Development act 1960,CaravanSite act 1968 and The Mobile Homes act 1983 will be permitted on site. All new homes and replacement homes will be supplied and installed by the site owner. All mobile homes should be maintained to such a degree that they can be moved.
4. You must not erect fences or other means of enclosure unless you have first obtained written approval to do so. You must then only position fences and other means of enclosure to comply with the Parks Site Licence conditions and fire safety requirements.
5. You are responsible to ensure the garden, fencing and area around your home is kept clean and tidy.
6. Homeowners must maintain the outside of their home in a clean and tidy condition. Where the exterior is repainted or recovered, homeowners must use reasonable endeavours not to part from the original scheme.
7. You must not access vacant pitches and must not disturb building materials and plant works.
8. Homeowners should consult with the park owner prior to any improvements to the home or pitch. This includes, wheels being removed, repositioning of mobile homes or any external alterations or addition, without prior written approval from the Park Owner.
9. Occupiers are responsible that both electrical installations and gas installations within their Park Home comply with current regulations.
10. Residents are not permitted to sub-let any home on site.

**STORAGE**

1. You must not have more than one storage shed on the Pitch.
2. You must obtain approval for a new storage shed in writing stating design ,size and construction. Approval will not be withheld unreasonably.
3. You must ensure the structure erected in the separation space between Park Homes is of non-combustible construction to comply with the parks Site licence and fire safety requirements.

**BUSINESS ACTIVITIES**

1. You must not use your Park Home, Pitch or any other part of the Park for any business purpose.
2. You must not use your Park Home, Pitch or any other part of the Park for storage of stock, plant machinery or equipment used or last used for business purposes.
3. You are at liberty to work individually from your home by conducting office type work , which does not create a nuisance to other occupiers and does not involve other staff ,other workers , customer or members of the public calling at the park or Park Home.
4. You must not make use of the site utilities such as water, electricity or parking for any type of business or commercial use under any circumstances.

**REFUSE**

1. You are responsible for disposal of all household, recyclable and garden waste in the approved containers through the local authority.
2. You must not deposit any waste or park unroadworthy vehicles on any part of the park including your individual pitch.
3. The Park owners reserve the right to remove vehicles that have been determined abandoned.

**WATER**

1. Where water is not separately metered at the park home or separately charged you may use a hosepipe sparingly, but if excessive use by the occupier.is found the hosepipe may be removed.
2. You must protect all external pipes from frost damage.

**VEHICLES AND PARKING**

1. You must hold a current driving licence and be insured , to drive on the park. You must also ensure any vehicle you drive on the Park is taxed in accordance with the requirement of the law and is in a roadworthy condition.
2. Visitors vehicles may enter the Park to pick up or drop off items that are too heavy or numerous to carry but must vacate the Park unless there is adequate parking in the designated parking areas.
3. Cars are to adhere to the Park roads system
4. Parking on the road circuit is not permitted unless it is due to loading and unloading.
5. Vehicles should not be washed on the road circuit.
6. The road circuit has a speed limit of 5mph (or as near as possible)

**FIRE SAFTEY PRECAUTIONS**

1. Within your Park home you should have as a minimum as smoke alarm, fire extinguisher and fire blanket relevant to the British standard.
2. You should ensure you mobile home safety appliances and content within is maintained to prevent an occurrence of fire.
3. For Fire Safety reasons and ventilation , you are advised to keep the underneath of your mobile home clear and not use it as storage.
4. You must not have external fires including incinerators on any part of the Park including individual Pitches.
5. You must not keep flammable substances on the Park except in quantities reasonable for domestic use.
6. You must not keep explosive substances on the Park

**PETS**

1. Occupiers must not keep any pets or animals at their Park Home or on the Pitch.

Existing pets may be kept until they die or are permanently taken off the park and must not be replaced.

1. Nothing in the Park Rules prevent you from keeping an assistance dog if it is required to support your disability and assistance Dogs UK or any successor body has issued you with an identification book or you can provide other appropriate evidence.

**NOISE NUISANCE**

1. You are not to use musical instruments ,all forms of recorded music players, radios, television, similar appliances or motor vehicles to cause nuisance to occupiers at any time but particularly between the hours of 10.30pm and 8am..
2. Homeowners must not allow anything , which is or becomes a nuisance, inconvenience or disturbance to other occupiers of the park and this extends to pets and animals .