

PARK RULES FOR FINEBURN PARK

Preface

In these rules, because the Park is a mixed Park, having both residential and holiday pitches:

- . "occupier" means anyone who occupies a park home/caravan/lodge/chalet whether under an Agreement to which the Mobile Homes Act 1983 applies or under a tenancy or any other agreement
- . "you" and "your" refers to the homeowner/s or other occupier/s of a park home/caravan/lodge/chalet
- . "we" and "our" refers to the park owner/s

These rules are in place to ensure acceptable standards are maintained on the park, which will be of general benefit to occupiers, and to promote and 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, in the case of residential owner/occupiers. They are also applicable to any occupier as defined above.

None of these rules is to have retrospective effect. Accordingly:

- . They are to apply only from the date on which they take effect, which is expected to be 1st November 2014 and
- . 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

Condition of the Pitch

1. For reasons of ventilation and safety you must keep the underneath of your unit clear and not use it as a storage space.
2. You must not erect fences or other means of enclosure. The policy on the Park is to be open-plan. The only exception is decks which can be described as a means of enclosure. Decks must be positioned so as to comply with the Park's Site Licence conditions and fire safety requirements and so as not to encroach on any neighbouring pitch.
3. You must not keep inflammable substances on the Park except in quantities reasonable for domestic use.
4. You must not keep explosive substances on the Park.

Storage

5. You must not have more than one storage shed on the pitch. The design, standard and size of the shed must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the Park's Site Licence and fire safety requirements. The footprint of the shed shall not exceed 48sq.ft.
6. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 5 and in the case of residential occupiers any dustbin/wheelie bin pending collection by the local authority.
7. You must ensure that any shed or other structure erected in the separation space between units is of non-combustible construction and positioned so as to comply with the Park's Site Licence conditions and fire safety requirements. The separation space is the space between your unit and the neighbouring unit.
8. Residential occupiers are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. You must not overfill containers and must place them in the approved position for the local authority collections
9. Holiday occupiers are responsible for the disposal of food waste, food wrappings, paper, cardboard, plastic bottles, glass bottles into the appropriate containers provided on the Park.
10. You must not deposit any waste or rubbish other than in the containers provided and must remove all waste or recycling not described in rule 9 from the Park to a household waste centre.

We are not responsible for the removal of electrical items, furniture, clothing, bedding, toys etc.

Business Activities

11. You must not use the unit, the pitch or the Park (or any part of the Park) for any business purpose, and you must not use the unit or the pitch for the storage of stock, plant, machinery or equipments used or last used for any business purpose. However you are at liberty to work individually from 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 the unit or the Park.

Age of Occupants

12. There are no age restrictions

Noise Nuisance

13. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles so as to cause a nuisance to other occupiers, especially between the hours of 10.30pm and 8.00am. This also applies to singing and shouting.

Pets

14. You must not keep pets or animals except the following:

- Not more than two dogs (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all). You must keep any dog under proper control and you must not permit it to frighten other users of the Park. You are required to carry a leash and must use it if requested by any member of the public or ourselves in order to properly control your dog/s. You must "pick up" after your dog/s.

- Not more than two domestic cats. You must keep any cat under proper control and must not permit it to frighten other users of the park. If your cat does not bury its own waste you must "pick up" after your cat.

- Not more than two budgerigars which you must keep within your unit

- Not more than two ferrets which must be properly caged at all times

- Not more than two hamsters/guinea pigs or any small animal of a similar nature which must be properly caged at all times

Note

The express terms of a residential homeowner's agreement contain an undertaking on the part of the homeowner not to allow anything which is or becomes a nuisance, inconvenience or disturbance to other occupiers at the Park and this undertaking extends to the behaviour of pets and animals. A similar requirement not to cause a nuisance applies to tenants and holiday occupiers and again this includes the behaviour of pets and animals.

Note

These rules do not have retrospective effect. If the keeping of the pet complied with the previous rules, an occupier will not be treated as being in breach when these rules take effect. However, when the pet dies or leaves it can only be replaced if this would comply with these rules.

15. Nothing in rule 14 of these Park Rules prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dogs UK or any successor body has issued you with an Identification Book or other appropriate evidence

Water

16. We reserve the right to fit separate water meters to any unit which has an outside tap fitted

17. You must only use fire point hoses in case of fire.

18. You must protect all external water pipes from potential frost damage

Vehicles and Parking

19. You must drive all vehicles on the Park carefully and within any displayed speed limit.

20. You must not park more than two vehicles on the park

21. You must not park on the grass verges

22. If the park is full extra cars and visitors cars will be required to park outside the park and

not be allowed to block other occupier's access.

23. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles, including:

- . light commercial or light goods vehicles as described in the vehicle taxation legislation and
- . vehicles intended for domestic use but derived from or adapted from such a commercial vehicle

- . heavy goods vehicles

24. You must hold a current driving licence and be insured to drive any vehicle on the Park. You must also ensure that any vehicle you drive on the Park is taxed in accordance with the requirements of law and is in a roadworthy condition.

25. Disused or unroadworthy vehicles must not be kept anywhere on the Park. We reserve the right to remove any vehicle which is apparently abandoned.

26. You must not carry out the following works or repairs on the Park:

- (a) major vehicle repairs involving dismantling of part/s of the engine

- (b) works which involve the removal of oil or other fuels

Weapons

27. You must not use or display guns, firearms and offensive weapons (including crossbows) on the park and you may only keep them on the pitch or in your home if you hold the appropriate licence and they are securely stored in accordance with that licence

External Decoration

28. Owner/occupiers - both residential and holiday - must maintain the outside of their unit in a clean and tidy condition. Where the exterior is repainted or recovered you must use reasonable endeavours not to depart from the original exterior colour scheme.