



## **PARK HOME ESTATE RULES** (effective 22/10/2014)

### **1. Age Limits**

Residents at Climping Park must have achieved their 50<sup>th</sup> birthday by the 31<sup>st</sup> of December in the year of first occupation. Permanent members of staff of Rickwood Estates are permitted at a younger age.

### **2. Number of Residents**

(a) The park home may be used by the resident and members of his/her permanent household and short term bona fide guests provided they do not exceed the number of berths specified in the written statement.

(b) Guests may not stay longer than 28 consecutive days. The resident shall be responsible for their guest conforming to these rules.

### **3. Installations**

(a) Residents are responsible for ensuring that both gas and electricity services and appliances comply at all times with the requirements of the IEE, GasSafe, or other appropriate authority.

(b) Residents are responsible for the water supply to their home from the in line stop cock fitted under the home to the services inside the home.

### **4. Pitches**

(a) Pitches must be kept neat and tidy.

(b) The planting of trees and shrubs is subject to prior written permission of the park owner in respect of types and positions. Trees and Shrubs may not be cut down removed or damaged without prior written permission. No planting shall overhang the park roads.

(c) The growing of vegetables is permitted as follows:- Vegetables may be grown in grow bags, pots or planted in the ground subject to the surface area not exceeding 5 square metres in area and 1.5 metres in height. The growing of vegetables is not permitted at the front of any home or to the side where such growth is readily visible or may cause nuisance to adjoining homes.

(d) Front gardens are to be maintained as open plan. Fences between homes are permitted to a maximum height of 1.22m (4 ft.) No fence shall extend from a line across the front of the home to the adjacent roadway.

(e) Hedges between homes shall be maintained at a height not exceeding 1.22 metres. (4 ft.)

(g) Domestic hose pipes may be used to water gardens after purchasing an annual permit to do so.

(h) Decking will only be permitted where it meets the requirements of Arun District Council.

### **5. Outbuildings**

(a) Only one shed per plot is permitted measuring not more than 2.00m x 2.00m. All sheds shall be of a non-combustible construction.

(b) Greenhouses and cold frames for domestic horticultural use are permitted as follows.

- I. A maximum of one greenhouse per pitch is permitted subject to the approval of the location on the pitch by the owners. No greenhouse may exceed 2.00m in any one dimension. Greenhouses located within the separation distance between homes must be of flameproof metal construction with glass panelling.

- II. Cold frames are permitted subject to the approval of the location on the pitch by the owners. Cold frames should not exceed 5.00 sq.m. in area or 0.6m in height. Cold frames located within the separation distance between homes must be of flameproof metal construction with glass panelling.

(c) Any other structure is only permitted with the prior written permission of the park owner to ascertain conformity to site licence conditions.

### **6. Skirting**

(a) All skirting and steps must comply with guidelines laid down by the home manufacturers, gas and LPG authorities. Air vents must be correctly placed and be provided for each room.

(b) The area under the home must not be used for storage to enable access to pipework and cables and to avoid encouraging vermin and/or fire.

#### **7. Household refuse**

(a) Residents must use bins supplied by or approved by Arun District Council.

(b) Bins must not be placed at the front of the home for collection more than 12 hours before that collection.

#### **8. Washing**

Only Rotary washing lines are permitted and should be placed to cause minimum inconvenience to neighbouring homes.

#### **9. Pitch Fees and electricity accounts**

(a) Monthly Pitch fees shall be paid by 16.00 hrs. on the 1<sup>st</sup> of each month, or the first working day thereafter should the 1<sup>st</sup> of the month fall on a week-end or bank holiday.

(b) All new residents shall pay monthly pitch fee by Direct Debit.

(c) Default charges will be made where payments are received late, where payments due are in arrears or where payment is returned unpaid by the resident's bank. Notice of such charges will be advised in writing 14 days before they are applied to the resident's account.

#### **10. Vehicles**

(a) All vehicles must be driven carefully on the park. They must not exceed the speed limit of 10 mph.

(b) Residents vehicles must be parked in their allocated parking space, or garage. Only one car can be parked in the separation distance between homes. Residents must not park in visitors parking bays

(c) Parking is not permitted on the park roadways except for very short periods to unload items from the vehicle to the home. Roadways must not be obstructed.

(d) All vehicles kept on site must be in a roadworthy condition and comply with the requirements of the Road Traffic Acts in respect of tax, insurance, and MOT.

(e) Drivers must hold a current driving licence and insurance appropriate to the vehicle being driven.

(f) Residents may not keep commercial vehicles on site which exceed 1500kg.

(g) Touring caravans, motor homes, and trailers are not permitted to be parked on site.

(i) Residents may only carry out minor repairs and servicing of vehicles on site. Work such as dismantling major parts of the engine or transmission is not permitted. Any work involving the removal of oil or other fluids is not permitted. Vehicles must not deposit fluids which are likely to adversely affect the roadways and parking spaces.

(j) Visitors must park in allocated visitors' spaces. They may also make use of on plot parking bays if they are otherwise unoccupied.

#### **11. Noise**

(a) Residents, their families and guests must conduct themselves in a quiet and orderly manner so as not to cause a nuisance to other residents.

(b) Noise from musical instruments, recorded music, radios, TVs, motor vehicles, and similar equipment must be used/played at a volume which is reasonable especially between the hours of 10:30 pm and 8.00 am.

(c) Generators may only be used during interruption of the mains electricity supply and should be contained in an insulated box to minimise the noise nuisance to neighbouring homes.

#### **12. Pets**

(a) One Dog or One cat only per home is permitted.

(b) A dog must not be one where the breed is listed in the Dangerous Dogs Act 1991.

(c) A dog must be kept under proper control and must not be allowed to frighten other users of the park.

(d) A dog must be kept on a lead not exceeding 1.00m in length and must not foul any public area of the park or pitch of any other resident.

(e) Permanent structures for the caging of domestic animals and birds external to the home are not permitted. Cages used inside the home may be placed in the garden to give the animal/bird air during the hours of daylight only

**13. Homes**

- (a) Residents must maintain the outside of their home in a clean and tidy condition. Where the exterior is repainted or recovered residents must use reasonable endeavours not to depart from the original exterior colour-scheme.
- (b) To conform to the requirements of the *1968 Caravan Sites Act* enclosed porches are not permitted on twin unit homes.
- (c) Alterations to the home must comply with the requirements of the site licence issued by Arun District Council. Where a home is altered in size the pitch fee shall become that which is published for a home of the finished size.
- (d) Tents and awnings will only be permitted for the purpose of outdoor entertaining or relaxation. No tent or awning may remain erected overnight. No tent may be used for the purposes of occupation at any time.
- (e) Each resident must provide a secure letter box either at the entrance to the pitch or on the park home itself.

**14. Business Activities**

- (a) Residents must not use the home, the pitch or the park, or any part thereof for any business purpose.
- (b) Residents may not use the home or the pitch for the storage of stock, plant, machinery or equipment used, or last used, for any business purpose.
- (c) Residents are however at liberty to work individually from home by carrying out any office work of a type which does not create a nuisance to other residents and does not involve other staff, other workers, customers or members of the public calling at the home or the park.

**15. Sub letting**

Residents must not sub-let their pitch, home, parking space, or garage, or any part thereof. The park owners may from time to time rent homes. Where that occurs the tenant shall abide by these rules.

**16. Fire precautions**

Each home shall be equipped with a means of tackling fire such as an extinguisher, fire blanket, or similar. It is expressly forbidden to interfere with fire points and extinguishers which are for use only in the event of fire.

**17. Vacant Pitches**

Residents must not enter vacant pitches and must not disturb building material and plant.

**18. Weapons**

Residents must not use guns, firearms and any other offensive weapons on the park and must only keep them if they hold an appropriate licence.

**19. Flammable item**

- (a) Items such as cylinder gas, petrol etc. may only be stored on site in such quantities as are necessary for domestic use. A maximum of four 47kg LPG cylinders may be kept on the plot.
- (b) Bonfires and incinerators are not permitted.
- (c) BBQs may only be used in a manner which does not cause inconvenience to other residents.

**20. Feeding of wild animals and/or birds**

One high level seed container per plot is permitted subject to being constructed in a manner where seed cannot fall to the ground. The feeding of birds and/or animals at or near ground level is prohibited to avoid attracting animals which may damage the planting on the park or pitches contained therein and to avoid attracting vermin which may be a health hazard.

**21. Limit of liability**

The park owners do not accept any responsibility for any loss, theft or damage to or from any park home, shed or outbuilding or the contents thereof or of any property brought onto the park by any resident or visitor unless there is proven negligence by the park owners.

<p>Signed .....</p> <p>Signed .....</p> <p>Date .....</p> <p style="text-align: center;">..... CLIMPING PARK</p>
--