



PARK HOME ESTATE RULES

(effective 22/10/2014)

1. Age Limits

No permanent resident is permitted unless they have achieved their 40th birthday on or before the 31st of December in their 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 days. The resident shall be responsible for their guests 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 of such growth not exceeding 2 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 a nuisance to adjoining homes.

(d) Fences are not permitted except on plots 95 to 99a inclusive and plot 69 to separate those plots from the car parking area.

(e) Hedges shall be maintained at a height not exceeding 2 metres.

(f) Green waste shall be disposed of by whatever means are advised to residents from time to time. (At the date of these rules green waste only must be deposited in the skip placed in the lower car park but these arrangements may alter in the future).

(g) Domestic hose pipes may be used to water gardens. Hose pipes must not be used for any commercial purpose. Fire point hoses must not be used for any purpose other than fire fighting.

(h) Decking will only be permitted where it meets the requirements of Mole Valley District Council and the Surrey Fire and Rescue Service.

5. Outbuildings

(a) Only one shed per pitch is permitted measuring not more than 2m x 2m. All sheds shall be of a non-combustible construction.

(b) Greenhouses are not permitted. Cold frames are permitted subject to the following restrictions:- Cold frames may not exceed a surface area of 2 square metres or 0.7 of a metre in height. Cold frames must not be of a flammable material and should consist of metal framing with glass panels. Cold frames are not permitted at the front of any home or to the side where such is readily visible or may cause a nuisance to adjoining homes.

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

6. Skirting

- (a) All skirting and steps must comply with guidelines laid down by the home manufacturers, gas and LPG authorities.
- (b) Air vents must be correctly placed and be provided for each room.
- (c) The area under the homes 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 Mole Valley 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.

9. Pitch Fees and electricity accounts

- (a) Monthly Pitch fees shall be paid by 16.00 hrs on the 1st day of each month, or the first working day thereafter should the 1st fall on a week-end or bank holiday.
- (b) All new residents shall pay monthly pitch fee by Direct Debit.
- (c) Electricity accounts shall be paid by 16.00 hrs on the due date printed on the quarterly account.
- (d) Default charges will be made where payments are received late, 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 and must comply with the signed one way system.
- (b) Residents vehicles must be parked in their allocated parking space or garage. 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) Commercial Vehicles over 1800 kg are not permitted. Commercial vehicles are only permitted in dedicated parking spaces when such are available.
- (g) Touring caravans, motor homes, and trailers are not permitted to be parked on site.
- (h) Motor Cycles are not permitted to be parked on pitches.
- (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 tarmac areas.
- (j) Visitors must park in allocated visitors' spaces. On no account must they park in residents allocated and numbered spaces.
- (k) Parking on pitches is not permitted unless there is a properly constructed parking bay installed by the park owners or an approved contractor. Such parking bays must meet the requirements of the site licence as laid down by Mole Valley District Council.

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.

12. Pets:-

- (a) One cat only per home is permitted.
- (b) Caged animals and birds outside the home are not permitted.

(c) No dogs are permitted save that nothing within these 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.

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) Enclosed porches are not permitted.

(c) Alterations to the home must comply with the requirements of the site licence issued by Mole Valley 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 or awnings will only be permitted for the purpose of outdoor entertaining or relaxation. No tents or awnings may remain erected overnight. No tent may be used for the purpose of occupation at any time

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 hoses 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 residents must only keep them if they hold an appropriate licence.

19. Flammable items

(a) Items such as cylinder gas, petrol etc., may only be stored on site in such quantities as are necessary for domestic use.

(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.

Signed
Signed
Date.....
..... RICKWOOD PARK