

Station Hill, Cambridge, G030 2DN

## WOODVIEW RESIDENTIAL PARK

### MOBILE HOME PARK RULES

The following rules of occupation are for the good management of the Park and the benefit of all the residents. These rules form part of the Agreement made between the resident (hereafter known as the Occupier and the park owner hereafter known as the Owner) under the Mobile Homes Act 1975, 1983 and 2013.

1. Only mobile homes of proprietary manufacture which conform to the definitions contained in the Caravan Sites and Control of Development Act 1960, the Caravan Sites Act 1968 and the Mobile Home Act 1975, 1983 and 2013, or subsequent legislation are accepted.
2. Mobile homes must be kept in a sound clean condition by the Occupier, decoration and external colour must be in keeping with the rest of the park. Wheels, if fitted, must not be removed and the home and fencing around the pitch must not be repositioned without permission.
3. Windows of homes should be in compliance with Park Home Regulations BS3632, which state they must open to a minimum of 500mm.
4. One storage shed is permitted for each pitch which must be no larger than 8' x 6' unless approved by the Owner. Greenhouses, porches, extensions or other structures are only permitted with the approval of the Owner and where permitted must be of a design and size approved by the Owner in writing. All additional structures must be approved fire resistant. Dividing fences between homes must not exceed 3' (91.6cm) in height unless approved by the Owner.
5. The Occupier is responsible for the cleanliness of the pitch and for safety reasons must keep the area underneath the mobile home clear.
6. The mobile home shall be the permanent residence of the Occupier and may be used by the Occupier and members of his permanent household and bona fide guests only and in any event for the occupation of such number of persons as shall not exceed the specified number of berths.
7. The Park electrical supply is limited to 20 amps per home. If the electrical system is overloaded in any way, serious damage could be caused to the underground cables resulting in loss of supply to homes and a costly repair. Before any major electrical appliance is added to your home professional electrical advice must be sought.
8. Occupiers are responsible for ensuring that all electrical and gas installations and appliances in their homes comply at all times with the requirements of the Institution of Electrical Engineers and Oil and Gas Regulatory Authority.
9. Fire point hoses may only be used in the case of a fire. The use of hoses where the water is not metered is forbidden. The Occupier must not permit waste water to be discharged onto the ground.
10. Musical instruments, MP3 players, CD players, radios, other appliances and motor vehicles must not be used to cause a nuisance to other Occupiers, especially between the hours of 10:30pm and 8:00am.
11. All vehicles must be driven carefully not exceeding the park speed limit of 10 mph. Vehicles must keep to authorised parking spaces only and must not be parked on the roads outside homes. Roads

must not be obstructed by residents or their visitors. Vehicles must be taxed and insured as required by current law and drivers must hold a current driving licence and insurance. Only cars are permitted to be parked on the Park. Vans, motor caravans and caravans will only be allowed on the Park for a short period for the purpose of loading and unloading and may not be parked overnight. Major car repairs are not allowed to be carried out on the Park. Disused vehicles must be removed from the Park.

12. Due to limited space one parking slot is allocated per home. Additional parking is available on driveways at the side of some homes. New driveways must be approved by the Owner. Visitor spaces are only for guest parking.

13. Occupiers are responsible for the disposal of all household, recyclable and garden waste in the approved containers through the local authority service. Containers must not be over-filled and must be placed in the approved position for the local authority's regular collection.

14. Occupiers gardens must be kept neat and tidy. The planting of trees and shrubs is subject to the Owner's prior approval regarding type and position. Trees and shrubs must not be cut down, removed or damaged and gardens must be left intact when the Occupier vacates the pitch. Any flora or fauna in public areas of the park must not be disturbed or interfered with.

15. Washing lines must be reasonably screened from public view.

16. Only the following pets are permitted:-

- Not more than 2 dogs per household (no breed subject to the Dangerous Dogs Act 1991 will be allowed on the park). All dogs must be kept under proper control and must not be permitted to cause a nuisance to other park users or despoil the park.
- Not more than 2 domestic cats. Any cat must not be allowed to cause a nuisance to other park users or despoil the park.

17. The Occupier is responsible for the conduct of children in his/her custody and visitors.

18. All visitors, officials and workman to the park are required to comply with the regulations of the site licence and have the correct qualifications as well as adequate liability insurance.

19. Occupiers are at liberty carry out office work from home, but not so as to involve other staff, workers or clients using the park home. Other business activities may not be carried out on the park. The Owner's prior permission must be sought for any outdoor charity functions.

20. It is fully understood and agreed that there may be further pitch developments carried out on the park. Access by Occupiers or visitors is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.

21. For the benefit of residents the park is intended to accommodate retired and semi-retired persons with a minimum age of 55 and all future sales must be conducted to satisfy this requirement.

**We respectfully request any complaints to be made in writing to the Owner in order to clarify any points arising.**

**The above rules have been set out to maintain a pleasant well run park and resident's support in these matters is appreciated.**