

## **PALMA PARK ESTATE**

### **Rules That Apply To All Residents**

#### **Occupiers Conditions of the Pitch**

1. The occupiers are not to use the park home other than for their own use.
2. The occupier is responsible for their visitors to comply with park rules.
3. No person under the age of 55 years may reside in a park home, with the exception of the park owner and their family, and park warden.
4. You must not erect fences or other means of enclosure unless you have first gained the approval. You must position the fences and any other means of enclosure to comply with the park's site licence conditions, and fire safety requirements.
5. You are responsible to ensure that the garden, fencing and the area around your home are kept clean and tidy.
6. Homeowner's must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered homeowners must use reasonable endeavours not to depart from the original colour scheme.
7. You must not have access to vacant pitches and must not disturb building materials and plant.

#### **Storage**

1. You must not have more than one storage shed on the pitch.
2. You must gain 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 a non-combustible construction to comply with the park's site licence and fire safety requirements.

#### **Business Activities**

1. You must not use the park home, the pitch or any part of the park for any business purposes.
2. You must not use the park home or the pitch for the storage of stock, plant machinery or equipment used or last used for any business purpose.
3. You are at liberty to work individually from home by carrying out 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 park or park home.

### **Refuse**

1. You are responsible for the disposal of all household, recyclable and garden waste in the approved containers through the local authority service held in the two locations in the park.
2. You must not deposit any waste or park unroadworthy vehicles on any part of the park including any individual pitch.
3. The park owners reserve the right to remove any vehicle apparently 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 of the hosepipe by the occupier is found, then the use of a hosepipe may be removed from the occupier.
2. You must protect all external water pipes from potential frost damage.

### **Vehicles & Parking**

1. 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 the law and is in a road worthy condition.
2. Visitor's cars must not park in the resident's car park, but parked outside on the public road.
3. Visitors vehicles may enter the park to drop off or pickup items that are too heavy or numerous to carry, but must vacate the park unless adequate parking space next to the occupiers home is available off the road circuit.
4. Cars are to adhere to the park one way circuit unless it is blocked and is deemed blocked for some time e.g. Ambulance, Fire Engines etc.
5. No parking on the road circuit unless loading or offloading.
6. No washing of vehicles on the road circuit.
7. The road circuit has a strict speed limit of "5 miles per hour" (as near as possible)

### **Fire & Safety Precautions**

1. You are recommended to have in your park home a smoke alarm, fire extinguisher and a fire blanket to the relevant British Standard.
2. For reasons of safety and ventilation, you are advised to keep the underneath of your home clear and not use it as storage space.
3. You must not have external fires, including incinerators.
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park.

**Pets**

1. Occupiers must not keep any pets or animals at the 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.
2. Nothing in the pet's 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.

**Noise Nuisance**

1. You are not to use musical instruments, all forms of recorded music players, radios, televisions or similar appliances, and motor vehicles to cause a nuisance to other occupiers especially between the hours of 10.30pm and 08.00am.
2. The express terms of a 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 again this includes the behaviour of pets and animals.