

# Sunest Park Rules

The following rules are for the good management of Mobile Home Parks and the Benefit of all who use them. Where Agreements for the occupation of Mobile Home pitches are entered into these rules form part of the agreement.

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 Homes Act 1975 are accepted.
2. It is the residents responsibility to ensure their guests cause no nuisance which may be of annoyance to other residents.
3. Dogs and Cats (other than a dog of any breeds subject to the Dangerous Dogs Act 1991). Dogs must be kept on a lead at all times, must not be allowed to cause nuisance and fouling must be cleared immediately and disposed of accordingly. Cats must not be allowed to become a nuisance to other residents. No more than 2 pets per Home are permitted.
4. Sheds, Porches, Greenhouses or other structures may only be erected with the consent of the Park Owner.
5. No person may discharge firearms or airguns of any description.
6. No petrol or other inflammable material may be stored on any plot.
7. It is your responsibility to keep your Home in a sound state of repair, maintain the exterior of the Home and the pitch including all fences and outbuildings belonging to, or enjoyed with it in a clean and tidy condition. Where the exterior is repainted or recovered, reasonable endeavours must be used to not depart from the original exterior colour scheme.
8. Residents are not allowed to leave bread or other food at ground level for birds as this can attract vermin.
9. All refuse must be disposed of responsibly. Do not introduce foreign objects to the sewage system such as toilet wipes, cleaning cloths, nappies, sanitary products, or cooking oils/fat.
10. It is the responsibility of the residents to arrange for the disposal of all garden rubbish and other materials not collected as refuse. This must NOT be deposited on the Park.
11. Cars and Motor Cycles owned by the residents must not be taken on the grass. All vehicles must be driven carefully on the Park not exceeding the speed limit of 5 m.p.h. Vehicles must keep to authorised parking spaces and to roads which must not be obstructed except for deliveries. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance. Disused vehicles must be removed from the Park. The prior written approval from the Park Owner must be obtained before parking commercial vehicles. No parking of Caravans, Campervans, Boats or Trailers or other similar vehicles.
12. No bonfires, fireworks or any kind of external fire are permitted on the Park. Barbecues are permitted, please use care & caution and ensure immediate access is available to a fire extinguisher.
13. Everyone using the Park is required to comply with the regulations of the site licence, water authority or any other Statutory Authority.
14. You must not use your Home, the pitch or the site for any business purposes and you must not use your Home or pitch for the storage of stock, plant, machinery or equipment used for any business purposes. You are at liberty to work individually from your Home by carrying out any office work of a type which does not create a nuisance to other occupiers and does not involve staff, other workers, customers or members of the public calling at your Home or the Park.
15. No children as resident.
16. No person under the age of 40 may reside at Sunest Park.
17. There shall be no sub-letting or parting with the possession of the whole or part of the Park Homes or Pitch. Lodgers are not permitted.
18. The home must not be hired or rented to paying guests.
19. Musical instruments, audio systems, power tools, motor vehicles or any other noise generating appliance must not cause a nuisance to any other occupier particularly between the hours of 11pm - 7am.
20. It is recommended gas appliances are serviced annually by a Gas Safe engineer and the electrical supply inside your Home is tested every three years by a NICEIC approved electrician.

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