



... far from the madding crowd ...

Park Rules for Upton Glen

Forming part of the Written Statement, these rules have been formulated to promote and maintain community cohesion and be of general benefit to all residents.

1. First and foremost, nothing must be done to interfere with or disrupt the peaceful ambience of Upton Glen. Noise, especially, needs to be kept to acceptable levels. Your neighbour may not share your taste in music!
2. Whilst a 'community spirit' is something to be valued these days it is equally important to respect each other's privacy.
3. Dogs are allowed (subject to the exclusions/provisions of the Dangerous Dogs Act 1991) but must not become a nuisance *in any way*. Visiting children and dogs must also be kept under control. Cats are not allowed at Upton Glen in consideration for the wildlife of the area.
4. Two parking spaces are assigned to each home. It is only polite not to park in, or obstruct, someone else's designated space. Parking on roadways in a manner that will hinder the access of others, especially emergency vehicles, is not permitted. Vehicles must be driven carefully on the park with due regard for pedestrians. All vehicles/drivers on the estate must comply with the relevant Road Traffic Acts (i.e. driver insured, vehicle taxed, insured and roadworthy).
5. All residents are expected to maintain their own home and garden areas. Residents are responsible for all maintenance to the home from the concrete base upwards. (For services the homeowner is responsible from the home side of the meters.) Trees and shrubs can quickly outgrow their allotted space and residents are invited to seek advice from the owners before planting any such specimens.
6. Washing lines are to be of the rotary type and folded or stored away when not in use.
7. A communal satellite dish and tv/radio aerial are provided on the estate and are the preferred means of reception. Individual satellite dishes/aerials are permitted provided due consideration is given to location (i.e. they do not impact on neighbours or the general amenity of the park).
8. Storage and safety: Sheds are provided for each home. No other storage structure may be added without the prior approval of the owners (such approval shall not unreasonably be withheld). For reasons of ventilation, access and safety the underneath of each home is to be kept clear and not used as a storage space. Each home should be equipped with a fire extinguisher/blanket which conforms to the appropriate British Standard (look for the Kite mark or special BAFE mark).
9. Verandas, extensions and other structural changes to the home or the surrounding garden area require the prior approval of the park owners (such approval shall not unreasonably be withheld). This is to ensure that any such alteration will not breach local authority regulations or manufacturers' warranty conditions.
10. The park has 'open plan' frontage to homes and no formal hedges or fences are allowed, other than those planted/erected by the park owners to define boundaries between homes.
11. All new homes at Upton Glen benefit from a ten year structural warranty. The manufacturer's maintenance programme must be complied with in accordance with the warranty conditions.
12. Each resident must comprehensively insure and keep insured at all times their home and its contents with a member of the Association of British Insurers.
13. An age restriction of 45 is regarded as the lower age limit for residential status.
14. No resident children are allowed at Upton Glen but children and grandchildren are, of course, welcome as well-behaved guests.
15. Residents are at liberty to work individually from home by carrying out office work but not so as to involve other staff or workers using the park home. Other business activities are not permitted to be carried out on the park.

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