

## Carlton Manor Park – Park Rules

- 1) For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
- 2) You must not erect fences or other means of enclosures unless you have obtained our written approval via a “works to plot” form (which will not be unreasonably withheld). Hedges must be maintained to a height no greater than 1 meter. You must position fences and any other means of enclosure to comply with the park’s Site License conditions.
- 3) You must not have external fires (burning of waste products), including incinerators. However, you are at liberty to have barbeques and patio heaters.
- 4) You must not keep inflammable substances on the park or in garages (where applicable) except in quantities reasonable for domestic use.
- 5) You must not keep explosive substances on the park.
- 6) You must not have more than one storage shed on the pitch, the dimensions of which must not individually exceed 8ft x 6ft. The shed must be constructed of non-combustible material. Written approval for the shed must be obtained via a “works to plot” form (which will not be unreasonably withheld).
- 7) You must not have any storage receptacle on the pitch other than the shed mentioned in rule 6. 8) You must ensure that any structure (e.g., porches) erected in the separation space between homes is of non-combustible construction and positioned so as to comply with the park’s Site License conditions and fire safety requirements.
- 9) You are responsible for the disposal of all household, recyclable, and garden waste in approved containers through the local authority service. You must not overfill containers and must place them in the approved position for the local authority collections. After collection, all bins must be returned to your plot and not left out.
- 10) You must not deposit any waste on any part of the park (including any individual pitch).

- 11) You must not use the park home, the pitch, or the park (or any part of the park) for any business purpose, and 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. However, you are at liberty to work individually from home by carrying out any 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 the park home or the park.
- 12) No person under the age of 45 years may reside on the park home (with the exception of the park warden).
- 13) You must not create or permit a noise to be made so as to disturb or cause a nuisance to management or other occupiers especially between the hours of 10:00pm and 8:00am. This includes but is not limited to the use of musical instruments, music players, radios or similar appliances including from a motor vehicle or motorcycle.
- 14) You are permitted to keep:
  - Not more than two dogs (other than any of the breeds subject to the Dangerous Dogs Act 1991). You must keep any dog under proper control, and you must not permit it to frighten or cause a nuisance to the Manager or any other users of the park. You must keep any dog on a leash and must not allow it to despoil the park.
  - Not more than two domestic cats, which must not be allowed to frighten or cause any type of nuisance to your neighbours. Cats must also not be allowed to despoil the park.
  - Any pets other than those listed above must be contained within your home and must not cause disturbance or nuisance to other occupiers of the park.
- 15) Nothing in rule 14 of these park rules prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dog UK or any successor body has issued you with an Identification Book or other appropriate evidence.
- 16) Where water is not separately metered at the park home or not separately charged, you must not use hoses except if a fire occurs.
- 17) You must only use fire extinguishers in case of fire, fire points must not be interfered with at any time.

- 18) You must protect all external water pipes on your home from potential frost damage.
- 19) You must not access vacant pitches and must not disturb building materials and plant.
- 20) You must drive all vehicles on the park carefully and within the displayed speed limit.
- 21) You must not park more than two vehicles on the park.
- 22) You must not park anywhere except in permitted parking spaces within the park and vehicles are not to be parked or left on the roads at any time.
- 23) Your allocated parking space(s) must not be used to park commercial vehicles of any sort, including light commercial or light goods vehicles with the exception of commercial vehicles operated by the park owner and park warden.
- 24) Storage of motorhomes, boats, caravans, and trailers are not permitted on the park.
- 25) You must hold a current driving license and be insured to drive any vehicle you bring on to the park. You must also ensure that any vehicle you drive or keep on the park is taxed in accordance with the requirements of the law and is in a roadworthy condition.
- 26) Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
- 27) You must not carry out the following works or repairs on the park (a) major vehicle repairs involving dismantling of part(s) of the engine (b) works which involves the removal of oil or other fuels.
- 28) You must not use guns, firearms, and other offensive weapons (including but not limited to crossbows) on the park and you may only store them on your pitch if you hold the appropriate license to do so.
- 29) Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered, homeowners must not depart from the original exterior colour scheme. Please also note a. To use only rotary type clothes lines which must be in a discreet position

- b. The drying of clothes and laundry over balconies and garden furniture is prohibited. 30) Any alterations to your plot must be approved by the park owner prior to commencement of works. To obtain approval from the park owners a “works to plot.” application form must be completed in full and submitted to the park office.
- 31) Occupiers will be held responsible for the conduct of their visitors to the park. Children/Grandchildren must be supervised at all times and not be permitted to play on or around any public buildings, car parks, roads, neighbouring properties or entrance to the park.
- 32) Written permission must be sought from the park owner via a “works to plot” form prior to erection of any greenhouses (a greenhouse is not classed as a storage shed or storage receptacle).
- 33) The occupier must not permit any matter to enter WC’s, gullies or drains which is likely to cause blockage or damage to the park drainage infrastructure.
- 34) Subletting of homes by individual owners is not permitted under any circumstances at any time.
- 35) Violence or abuse of any kind is strictly prohibited at the park. Management may at its complete discretion require those participating in such behaviour to vacate the park immediately.
- 36) Occupants must not use the pitch or any part of the site for any illegal purpose nor for any purpose or in a manner that would cause loss, damage, injury, nuisance or inconvenience to the park owner, staff or any other owner or occupier of neighbouring properties.
- 37) Occupants are not permitted to move boundary or park fences without permission from management.
- 38) For reasons of safety, the overcrowding of any pitch will not be permitted. Overcrowding is to be assessed by management acting reasonably.
- 39) All tenants are responsible for the maintenance of their own garden and plot. However, the management will maintain all communal Park areas.
- 40) Any work carried out on either Gas or Electrical appliances in your home must be completed by a qualified/certified Gas or Electrical Engineer.

