

Haverlingland Hall Ltd
Charmbeck
Mobile Homes at 1983 Agreements
Park Rules

The following rules of occupation are for the good management of the Park and the benefit of all who use them. **These rules form part of the agreement to occupy the pitch.**

1. Only Park homes (mobile homes) of the proprietary manufacture, which conform to the definitions contained in the relevant Acts of Parliament, will be acceptable. Also sheds, brickwork, steps all landscaping and buildings or walls etc., and must be carried out by the site owner. All homes must have tiled roofs. Only mobile homes of the propriety manufacture which conforms to the definition contained in the Caravan Sites and Control of Development Act 1960. The Caravan Sites Act 1968 and the Mobile Home Act 1975/Mobile Homes Act 1983 are accepted.
2. Park Homes must be kept in sound and clean condition: external decoration and colour must be maintained to the satisfaction of the site owner. The exterior colour of the park home may not be changed without permission from the site owner. Wheels must not be removed, nor the park home re-positioned without prior permission, No external alteration of or addition to the park home or pitch is permitted without prior approval of the site owner. Permission will not be unreasonably withheld.
3. The occupier is responsible for the cleanliness of the pitch. Public places and paths should not be littered in any way. The owner reserves the right to alter individual pitch boundaries where necessary, except where defined in the Mobile Homes Act 1983.
4. The park home may be used by the occupier and the members of his/her 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). There shall be no sub-letting and no resident shall be permitted to take any lodgers. The site owner reserves the right to approve additional permanent members of the occupier's household. No children are allowed unless as bona fide guests.
5. Intention to sell or gift the park home must be given to the site owner. Using the "Notice of Proposed Sale Form" or "Notice of Proposed Gift Form", as detailed in the Mobile Home Act May 2013.
6. The owner reserves the right to accept semi-retired or retired persons only when granting consent to sell or assign in situ and has 21 days to notify the Occupier after receipt of the above form.

7. It is the Owners responsibility when buying or gifting to comply to the guidelines set in the mobiles homes act 2013. For more information on the act please call Lifestyle Living to settle any queries.
8. Occupiers are responsible for ensuring that electrical, water and gas installations and appliances comply at all times with the requirements of the institution of Electrical Engineers and/or other appropriate Authorities.
9. The Occupier must not permit waste paper to be discharged onto the ground. Where water is not separately metered or rated the use of hoses is forbidden without prior approval of the site owner, except in the case of fire. Fire point hoses may only be used in case of emergency.
10. The Occupier is responsible for ensuring that all household refuse is deposited in approved containers, which must not be over filled and must be placed in the approved position for regular collection. No external fires are permitted.
11. Musical instruments, record players, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30pm and 8am.
12. All vehicles must be driven carefully on the Park not exceeding the speed limit of 10MPH. Vehicles must keep to authorised parking spaces and to the roads, which must not be obstructed. Parking on roads is forbidden at all times except for loading and unloading. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance. Motor vehicle repairs of a major nature are not permitted on the Park and disused vehicles must be removed from the Park. Where parking spaces are limited only one vehicle per pitch may be permitted. The prior written approval of the site owner must be obtained before parking commercial vehicles.
13. Porches, storage sheds, fuel bunkers or other structures are only permitted with the approval of the site owner and where permitted must be of a size and standard approved by the site owner and must be maintained in good repair and appearance. These must also meet with all requirements documented in the site licence.
14. Private gardens, where permitted must be kept neat and tidy and no fences or other means of enclosure shall be allowed without the approval of the site owner.
15. No pets are permitted
16. The Occupier is responsible for the conduct of children in his/her custody and of visitors.

17. Guns, firearms or offensive weapons of any description shall not be used on the Park, and shall only be kept with a licence from the Police Authority and the written consent of the Owner. It is forbidden to interfere with or disturb any flora or fauna on the Park.
18. Everyone using the Park is required to comply with the regulations of the site licence, water authority or any other statutory authority.
19. Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.
20. No commercial enterprise or business activities may take place on the Park without the prior permission of the Owner.
21. It is the Occupier's responsibility to see that adequate insurance is kept at all times.
22. The plot for each mobile home is occupied under licence of the Owners of the Park. No mobile home may be substituted, or sold to remain on the Park unless the correct paperwork and 10% commission has been paid as detailed in the Mobile Home Act 2013. The Owner may offer to assist in finding a suitable purchaser and such assistance shall be given to the Occupier free of charge, only if the Occupier makes a request in writing.
23. Pitch fees must be paid promptly, as detailed in the Mobile Home Act 1983 Agreement.
24. Lawns must be kept cut and the Management reserve the right to cut the grass on any plot where it is neglected and to make a reasonable charge for it. The grass verge, which runs alongside each side of the road, must not be fenced in. It should be left as lawn and maintained as such by the Occupier of the plot.
25. It is extremely dangerous to dig deeper than 1ft. anywhere on the Park owing to underground system of electricity, gas, water, etc. Persons breaking this rule are liable to pay for any loss or damage caused and no claims can be entertained against the Management.
26. The Occupier undertakes with the Owner as follows: To pay to the site Owner an annual pitch fee with yearly review subject to the review as to cost of living, inflation and increase in rates, hereinafter provided by equal payments in advance on the first day of every month.
27. To pay for clearance of septic tank when necessary for the mobile home. Electricity, gas, telephone and other services (excluding water rates).
29. Charmbeck is a retirement park. No occupants under the age of 55 years old are permitted to live on Charmbeck.

30. All prospective residents to Charmbeck including new and second hand homes must discuss this legal site agreement with the site owner before committing themselves to buying a Charmbeck Park home. This includes all prospective residents who pay and part payments.
31. My family and I agree to abide by the above-mentioned rules, a copy of which is handed to me.