

SITE RULES FOR WAVENEY PARK (“the Park”)

The following Site Rules are intended to ensure that acceptable standards are maintained on the Park for the benefit of residents generally, and to promote and maintain community cohesion on the Park.

These Rules form part of the terms of the occupation agreement between the Park owner and each resident living on the Park, and must be followed to ensure that good order is maintained on the Park at all times for the benefit of all occupiers.

The Pitch

1. Private gardens are to be kept neat and tidy. Hedges and fences are only permitted on the rear boundary of a pitch, and must be no more than 6 feet in height. Fences must not be of the wooden panel type, and must comply with current site licence conditions. In consideration to all residents, grass cutting should not take place before 10.30 am on Sundays. Gardens are to be left intact when the occupier vacates the pitch.
2. Occupiers are not permitted to keep any flammable substances on the Park except for their reasonably necessary domestic use.
3. For health and safety reasons occupiers may not store any combustible items underneath their home at any time.
4. For the safety of occupiers, bonfires, incinerators, pyrotechnics and other external fires are not permitted on the Park.
5. No explosive materials may be kept on the Park.
6. No guns, firearms or other offensive weapons may be kept on the Park except where the occupier holds a valid licence from the appropriate authority. In such case the occupier must take all necessary precautions to keep the weapon stored safely. No such weapons may be used on the Park at any time, even where the occupier holds a valid licence.
7. Occupiers or their guests must not damage, remove or interfere with any equipment, property, flora or fauna on the Park which is owned by the Park owner or any third party.
8. Occupiers must ensure that their visitors comply with the Park rules and do not do anything on the Park which may cause a nuisance to others.
9. Occupiers are responsible for ensuring that all electrical and gas installations and appliances in their home are safe and comply with current standards.
10. Occupiers are responsible for ensuring that their pitches are maintained in a safe and accessible condition at all times.

Improvements

11. Occupiers must maintain their homes in a sound state of repair and condition (including being capable of movement from one place to another without undue risk of damage) at all times.

12. Any occupier who wishes to carry out improvements to their home or pitch must make a written request to the Park owner in advance, setting out the details of the proposed improvements, along with plans/sketches of said improvements. No improvements may be carried out to the pitch or to the exterior of the home without the prior written permission of the Park owner, which will not be unreasonably withheld.

Sheds and Other Structures

13. One storage shed or other structure is permitted per pitch. The size, type, material, location and design of the shed must be approved in writing in advance by the Park owner (which will not be unreasonably withheld). No shed which exceeds 8 feet in length, 6 feet in width or 7 feet in height will be permitted. It is the responsibility of the occupier to ensure that their shed is adequately maintained and kept in a neat and tidy condition at all times.
14. Any shed or other structure erected on the pitch must be made of non-combustible material, and must comply with the conditions of the Park's site licence. All aerials, satellite dishes, etc. must be sited in a discreet location which does not spoil the visual amenity of the pitch.

Refuse

15. Occupiers are responsible for the disposal of their household waste, including garden and recyclable waste. Waste must be deposited in the appropriate bins or containers provided, which must be left in the correct location for collection by the local authority on the appropriate day.

Prohibition of Business Activities

16. The Park is intended for residential use only. Occupiers are not permitted to carry on any business activities from their mobile home, their pitch or any other part of the Park.

Age Limit

17. No person under the age of 50 years (with the exception of the Park owner, his employees and his family) is permitted to live on the Park.

Noise Nuisance

18. Musical instruments, music players and other appliances must not be used in such a way as may cause a nuisance or disturbance to others, particularly between the hours of 10:30 p.m. and 8:00 a.m.

Pets

19. Occupiers are permitted to keep the following numbers and types of pets on the Park:
 - a. not more than one dog per household. Dogs must be kept under proper control (on a leash not more than one metre in length) while on the Park, and must not be permitted to upset or cause a nuisance to other users of the Park. Dogs must not despoil the Park, and the

owner of the dog is responsible for disposing safely and hygienically of any waste. No Alsatians, Rottweilers, Dobermanns, Bull Mastiffs, cross-breeds of any of the dogs mentioned above, or any dogs of a breed which is subject to the Dangerous Dogs Act 1991 or similar legislation, are permitted on the Park. Nothing in these rules prevents an occupier from keeping an assistance dog if this is required to support the occupier's disability, and Assistance Dogs UK or any successor body has issued the occupier with an Identification Book or other appropriate evidence of requirement.; and

- b. one other pet per household, of a type which is commonly kept as a domestic pet in England.

Water Supply

- 20. All occupiers must take appropriate steps to safeguard their external water pipes against damage or bursting from frost. Occupiers are responsible for maintaining the visible pipework on their pitch at all times.
- 21. Occupiers must not discharge any material which may result in the Park's drains or sewers becoming blocked. Any costs incurred by the Park owner in unblocking the drains as a result will be charged to the occupier(s) involved.

Vacant Pitches

- 22. Access to the Park owner's workshops and vacant pitches by occupiers or their guests is not permitted, and occupiers must not tamper with or move building materials, plant or machinery.

Vehicles and Parking

- 23. All vehicles must be driven on the Park safely and with due care and attention, and must obey the stated speed limit on the Park. The one-way systems are to be strictly observed, and vehicles must not reverse around the road systems.
- 24. Where a pitch has a designated parking area available the occupier of that pitch may park on their pitch in the designated area, provided this does not breach any of the conditions of the Park's site licence.
- 25. Each household which does not have a designated parking area available on their pitch may keep one vehicle on the Park, provided this is kept in a designated parking area on the Park.
- 26. Parking is only permitted in the areas provided.
- 27. Roads must be kept clear at all times for access by emergency vehicles.
- 28. As required by law, all residents' vehicles on the Park must be taxed, insured and in a roadworthy condition, and driven only by persons who are insured to drive them and who hold a valid driving licence for the type of vehicle being driven.

29. Abandoned or unroadworthy vehicles must not be kept or used on the Park, and the Park owner may take appropriate steps to remove such vehicles from the Park. All costs for said removal will be passed to the vehicle owner.
30. Major maintenance to vehicles on the Park is prohibited.
31. Occupiers may not keep vehicles with a gross vehicle weight in excess of 1.5 tonnes on the Park overnight. Commercial vehicles used by or on behalf of occupiers must not create a nuisance to other residents and must be parked in an area designated by the Park owner.
32. Touring caravans, boats and camper vans will be allowed on the Park for a maximum of 24 hours to allow for cleaning/provisioning prior to any excursion, provided this does not breach any of the conditions of the Park's site licence.

Fire Precautions

33. It is forbidden to tamper with or to interfere with any of the fire-fighting equipment on the Park. Fire point hoses and other fire-fighting equipment must only be used in case of emergency.
34. All mobile homes must be equipped with a smoke detector and a fire extinguisher/fire blanket which conforms to the relevant British Standard.
35. A fire risk assessment for the Park area is available for inspection in the Park office during normal business hours, and all residents should familiarise themselves with the information provided.