

SITE RULES FOR ST HERMANS ESTATE ("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.

Introduction

These rules will not have retrospective effect, meaning that they will only apply from the date on which they take effect. No occupier who is in occupation on that date will be in breach of these rules by reason of any circumstances known to the Park owner which were in existence on that date and which would not have been a breach of the previous Park rules.

With the exception of rule k, these rules also apply to the Park owner, any employees of the Park owner, or any family members or employees of the Park owner, where such persons live on the Park.

Definitions

In these rules:

"occupier" means anyone who occupies a park home on the Park, whether under an agreement to which the Mobile Homes Act 1983 (as amended) applies, under a tenancy agreement, or under any other form of agreement;

"you" and "your" means the occupier or occupiers of a park home on the Park; and

"we", "us" and "our" means the Park owner.

Rules

- a Your park home must:
 - i Be maintained 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;
 - ii Be clearly identifiable at all times by the pitch number or letter shown in Part 1 of the Agreement;
 - iii Have a weatherproof and secure letterbox; and
 - iv Have a suitable fire extinguisher installed which is maintained on a regular basis.
- b The space underneath your park home must not be used as a storage area of any description.
- c If you wish to carry out improvements to your pitch, or to the exterior or structure of your park home, you must make a written request to us in advance, setting out the details of the proposed improvements along with plans/sketches of the proposed improvements. No such improvements may be carried out without our prior written permission, which will not be unreasonably withheld.
- d Access to vacant pitches by occupiers or their guests is not permitted, and you must not tamper with or move building materials, plant or machinery.
- e With regards to sheds or other storage:
 - i Only one structure is permitted per pitch;
 - ii The size, type, material, location and design of this structure must be approved in writing in advance by us (which will not be unreasonably withheld). It must be made of non-combustible material, and must comply with the conditions of the Park's site licence and fire safety requirements; and
 - iii It is your responsibility to ensure that the structure is adequately maintained and kept in a neat and tidy condition at all times.
- f You must ensure that your pitch is:
 - i Tidy and free of clutter; and
 - ii Neat with all lawns maintained with the grass cut short and the garden kept free of weeds.
- g No lopping or pruning of any tree or large shrub is allowed without our prior written permission.

- h Responsibility for the maintenance and replacement of fencing on the Park is determined as follows:
 - i Fences around the perimeter of the Park are the responsibility of either us or the neighbouring property owner, as determined by the land title deeds;
 - ii You are responsible for all fences that border your pitch (excluding perimeter fencing above). Where the same section of fencing is the responsibility of more than one occupier, the maintenance and replacement of it will be shared between the appropriate occupiers;
 - iii Responsibility for any sections of fencing not determined above will be decided by us; and
 - iv Whether you are responsible or not for the maintenance and replacement of fencing bordering your pitch, you must regularly treat/preserve your side of all fence panels that face your park home.
- i No fires of any description are allowed on any part of the Park. Small barbecues are permitted, as long as they are:
 - i Kept as far away as possible from any park home, structure, gas bottle or flammable substance; and
 - ii Not causing a nuisance to any other person.
- j No tents, awnings, touring caravans, motorhomes or other structures capable of providing sleeping accommodation are allowed on the Park.
- k No person under the age of fifty-five (55) years is permitted to live on the Park. We consider visits of up to seven days to be acceptable in any circumstances, but we would appreciate being notified of any proposed visits which exceed seven days.
- l You are entirely responsible for the behaviour of any children visiting your park home; and must ensure that they:
 - i Are not left alone in the park home;
 - ii Do not walk through, or play on, any other pitch without permission from the relevant resident(s); and
 - iii Are not left to play outside, unsupervised, after dark.
- m The fire hoses and water points are for emergency use only, and must not be used for any other purpose.
- n With regards to the disposal of waste:
 - i Fly tipping on the Park is strictly forbidden.
 - ii Household refuse must be securely bagged and placed **inside** the domestic rubbish bins or the skip. We will not tolerate rubbish left on the ground (whether bagged or not).
 - iii All other waste (structures, appliances, building materials etc) must be taken to a household waste recycling centre.
 - iv Hazardous waste (paint cans, fluorescent tubes, asbestos, contaminated chemical containers etc) must not, under any circumstances, be placed in any of the bins or skips or drained through the Park's sewerage system.
- o No boats, touring caravans, motorhomes and/or trailers are allowed on the Park. Other than for delivering goods and services, you must not park or allow the parking of commercial vehicles of any sort on the Park, including:
 - i Light commercial or light goods vehicles as described in the vehicle taxation legislation; and
 - ii Vehicles intended for domestic use, but which are derived or adapted from such a commercial vehicle.
- p With regards to motor vehicles on the Park:
 - i Only holders of a full driving licence may drive on the Park;
 - ii All motor vehicles must be:
 - a Fully taxed and insured with a current MOT certificate (if the vehicle is of an age to require it);
 - b In regular use and not stored on the pitch or elsewhere on St Hermans for any length of time. Abandoned or unroadworthy vehicles must not be kept or used on the Park, and we may take appropriate steps to remove such vehicles from the Park.
 - c Parked on the relevant occupier's pitch wherever possible; if not, they must be parked on designated spaces on the Park or off site. They must not be parked on other pitches, verges or any part of the road.
 - iii Major maintenance to vehicles, including dismantling of the whole or parts of the engine, or any works involving the removal of oil or other fluids, is not permitted on the Park.
- q All road users on the Park (including visitors, cyclists, taxis and delivery drivers) must:
 - i Observe the 5 mph speed limit;
 - ii Obey all road markings at all times; and
 - iii Exercise care when driving into or out of the Park entrance.
- r The rules regarding pet ownership on the Park are as follows:
 - i You may not keep any pet or animal in the park home or on the pitch or the Park, except for the following:
 - a Not more than one dog. Dogs must be kept under proper control (on a leash not more than 1 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 you are responsible for disposing safely and hygienically of any waste. No dogs of a breed which is subject to the Dangerous Dogs Act 1991 or similar legislation are permitted on the Park; AND/OR
 - b Not more than one domestic cat. Cats must not be permitted to upset or cause a nuisance to other users of the Park, and must not despoil the Park; AND/OR
 - c Other pets which are securely housed in a cage, aquarium or similar facility, and which must be kept at all times inside your park home.
 - ii These rules do not have retrospective effect. Any occupier who was permitted to keep a non-compliant pet on the Park under the previous rules will not be treated as being in breach under these rules. However, when the non-compliant pet dies or otherwise permanently leaves the Park it can only be replaced with a pet which does comply with these rules.
 - iii Any pets kept on the Park must not be permitted to upset or cause a danger or nuisance to other users of the Park or to the Park owner or to despoil the Park; and the owner of any pet is responsible for disposing safely and hygienically of any waste.
 - iv Nothing in these rules prevents an occupier from keeping an assistance dog if this is required to support their disability and Assistance Dogs UK or any successor body has issued the occupier with an Identification Book or other appropriate evidence of requirement.

- s No guns, firearms or other offensive weapons may be kept on the Park except where you hold a valid licence from the appropriate authority. In such case you 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 you hold a valid licence.
- t 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 pm and 8:00 am.

St Hermans Estate Co Limited
December 2014

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