

2014 March

WILSON LEISURE LTD

**RESIDENTIAL PARK RULES FOR
RIVERSIDE MEADOW AT NEWPORT PARK, TOPSHAM ROAD,
EXETER, DEVON EX2 7DT**

1. Introduction

The following rules are in place for the good management of the park and the benefit of all who use them. These rules form part of the Agreement by which you occupy your pitch in accordance with the Mobile Home Act 1983 (as amended).

The rules are designed to ensure that all park home residents may live peacefully in unspoilt surroundings and have not been compiled to place unnecessary restrictions on residents. We are sure that, providing the rules are accepted in the right spirit, our park will continue to be a happy community.

2. Complying with the Park's Site Licence

Park home owners must not do, or allow to be done, anything to the home or to the pitch which might breach any of the conditions of the park owner's site licence. A copy of the current site licence is displayed on the office notice board.

3. The Park Home

Only park homes (mobile homes) of proprietary manufacture, that is to say not homemade, which conform to the statutory definition of a caravan contained in the relevant legislation, are permitted on the park.

4. The Condition of the Park Home

Homes must be kept in a sound state of repair and the outside of the home maintained in a clean and tidy condition. The external decoration and colour must not be changed without the consent of the park owner and must be kept in good order.

Park homes must be maintained at all times in a suitable condition so that they can be moved from one pitch on the park to another. They must not be allowed to get into such a dilapidated state as to prevent this.

Building works, external alteration of, or addition to the home, except any repairs or maintenance, are not permitted without the prior written permission from the park owner (which will not be withheld unreasonably).

It is requested that large areas of slabbing around homes are avoided to prevent excess water running onto roads and that shingle be used instead to allow for drainage.

If external contractors are to be employed to carry out any work to the home you must ensure that they are competent to do the work proposed by you in order to maintain a safe environment on the park. It is advisable to use persons with knowledge of the structure of a mobile home.

5. Condition of the Pitch

Park home owners must maintain their pitch, including any outbuildings, belonging to or enjoyed with the pitch, in a clean and tidy condition.

The underneath of a pitch includes the garden area surrounding the park home and includes the land upon which the park home is sited.

Public places and paths should not be littered in any way.

Private gardens, where permitted, must be kept neat and tidy. Fences or other means of enclosure are not allowed without the approval of the park owner (which will not be unreasonably withheld).

Park home owners must not, without prior written consent of the park owner (which will not be withheld unreasonably) carry out any of the following:

- a) building works to the park home or pitch except to the extent necessary to carry out any repairs or maintenance

- b) paving or hard landscaping, including the formation of a pond or wall
- c) planting, felling, lopping, topping or pruning of any trees, or
- d) the erection of any pole, mast, wire, dish or communications receiving equipment

External fires, including incinerators, are not allowed.

Park home owners must keep any footpaths on the pitch in a good and safe state of repair and condition.

No inflammable or explosive substances must be kept on the park home owner's pitch. All types of fuel storage, protection and screening must be approved by the park owner before purchase or construction and be capable of removal by the park home owner on vacation of the pitch.

Sheds, Porches, decking

Porches, sheds, outbuildings, fences, or any other structures are only permitted with the prior written consent of the park owner (which will not be withheld unreasonably) and where permitted must be of a design, size and standard approved by the owner, and must be maintained in good repair and appearance. Boundary fences or hedges are the responsibility of the park. Fences between homes are the responsibility of the residents who own those homes and the cost of replacing them must be met by those residents.

Only one storage shed is permitted on each pitch. The design, size and standard of the shed must be approved by the park owner, in writing, and so positioned as to comply with the park's site licence conditions.

6. Refuse

The park home owner is responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Containers must not be over-filled and must be placed in the approved position for the local authority's regular collections.

The deposit of any refuse or unroadworthy vehicles on any part of the park owner's land is strictly prohibited.

7. Commercial Activities

No commercial enterprise or business activities may take place on the park. Business activity also includes the overhaul and repair of vehicles, mobile retaining vans. e.g. grocery, fast food etc.

8. Liability and Insurance

The park owner, park employees and agents are not liable for actions resulting in death or injury unless arising from their own negligence or other breach of duty.

If the park home owner is in breach of his/her Agreement, and as a result the park owner incurs costs, the park home owner must pay all reasonable costs resulting in claims, charges and expenses reasonably incurred in relation to the breach of the agreement.

Park home owners must insure and keep the park home insured with an organisation that is registered with the Financial Services Authority against loss or damage by fire and liabilities to other people or property.

Park home owners must produce a copy of the insurance policy to the park owner upon request, together with any evidence that the site owner may reasonably request as proof of insurance.

9. Nuisance

Park home owners must not do, or allow to be done, anything on the park which may:

a) be or become a nuisance to or cause annoyance, inconvenience, harassment or disturbance to the park owner, neighbour, or anyone else who lives on or uses the park

b) cause damage to any property belonging to the park owner or anyone else, or to any adjoining or neighbouring property and must not use or permit the park home to be used for illegal or immoral purposes

c) be a criminal offence

Park home owners will at all times be responsible for the behaviour of their visitors. Visiting children must not be permitted to play around any public building, or the car parks or in the area at the entrance to the park and must not cause a nuisance to other residents.

Musical instruments, CD players, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30 p.m. and 8 a.m.

10.Pets

No resident may bring a pet onto the park without seeking the written permission of the park owner.

No large dogs, or more than one pet per home will be allowed.

Dogs must be kept on leads at ALL times and must not be exercised on the park, allowed to despoil the park or be a nuisance to anyone.

No pet may be replaced without the consent of the park owner.

No visiting dogs may stay overnight on the park.

11.Water/Electricity/Gas

The park home owner must not permit waste water to be discharged into the ground.

Fire hoses must be used only in cases of emergency and must not be used to water gardens

All external water pipes must be lagged by the park home owner against potential frost damage; the park home owner will be liable for any loss of water due to their failure to do so, or from any other failure on the section of the water service for which the park home owner is responsible, i.e. from the ground upwards.

The park home owner is responsible for the sewerage, gas and electric connection from ground level upwards.

Park home owners are responsible for ensuring that electrical, oil and gas installations comply at all times with the requirements of the relevant legislation.

Park home owners are required to ensure the safety of all gas and electrical installations fitted to the park home. It is recommended that all work on gas, electricity and water systems be carried out by suitably qualified, competent persons.

All park home owners must check their electrical supply before installing electrical equipment which might overload the system. Park home owners will be charged for any damage incurred as a result of overloading the system.

12.Occupants of the Park

The park home owner must not permit a greater number of persons to live in or occupy the park home than the maximum number specified in the Written Statement.

The park home must not be hired and accommodation must not be rented to paying guests.

There must be no subletting or parting with possession of the whole or part of the park home or pitch.

No persons under the age of 50 may reside on the park.

Reasonable notice of intention to sell or assign the park home must be given to the park owner. Not less than 28 days notice will be accepted as reasonable.

13.Vacant Pitches

Access is not permitted to vacant pitches. Building materials, equipment and/or plant must be left undisturbed.

14.Vehicles

All vehicles must be driven carefully on the park and not exceed the displayed speed limit.

Parking is not permitted on roads, grass verges or in the gardens.

Park home owners and other permitted entrants may bring vehicles onto the park. The park owner will not be liable for any theft or damage unless arising from their own negligence or other breach of duty.

Vehicles must keep to authorized parking spaces.

Park home owners with more than one vehicle and visitors may be obliged to park their vehicles off the park.

All vehicles must be taxed and insured as required by law (Road Traffic Acts) and be in running order.

All drivers on the park must hold a current driving licence for the category of vehicle driven on the park.

Disused/unroadworthy vehicles must be removed from the park and the park owner reserves the right to remove any vehicle which is apparently abandoned, without consent of the vehicle owner.

No major repairs may be permitted on the park owner's land. Motor oils and other fuels of that nature must not be discharged into the drains or onto the roads or car parks.

Commercial vehicles of any size may only be parked on the park with the prior written permission of the park owner.

Entrances or buildings belonging to the park must be kept clear at all times. Roads must not be blocked by vehicles of any kind.

No more than one car is permitted per home.

15.Fire Precautions

All park homes must be equipped with a fire extinguisher/blanket which conforms to the requirements of the Fire Officer. It is recommended that the fire extinguishers should be of the dry powder type not less than 1kg capacity. Please note that other types of extinguisher can be dangerous in confined spaces.

Park home chimneys/flues must be kept in good repair.

16.Miscellaneous

The erection of any pole, mast wire, dish or other communications receiving equipment may only be carried out with the prior written consent of the park owner, and the park home owner must have suitable public liability insurance cover.

Within 28 days of an Agreement coming to an end (however this may occur) when the home will be removed from the park, Wilson Leisure Ltd. will undertake the work at the park home owners expense.

Guns, firearms or other offensive weapons of any description must not be used on the park and must only be kept with a licence from the appropriate police authority and the written consent of the park owner.

It is forbidden to interfere with or to disturb any trees, shrubs etc on the park. All our trees have a tree preservation order on them and are annually checked by Exeter City Council.

PENNY HARDICK

DIRECTOR WILSON LEISURE LTD