

Cottenham Park

1 Constable Close, Cottenham, Cambridge.
CB24 8SX

04-11-2014

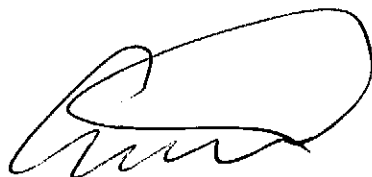
Emma Trollope.
Environmental Health Department
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Re. Cottenham Park Deposit of Park Rules.

Dear Mrs. Trollope.

Following completion of a Site Rules consultation, I enclose the Site Rules which are being implemented. Please can you confirm safe receipt of these?

Yours sincerely



Grant H Miller

Park owner

Tel.:- 01954 251100
Mobile:- 0794 1114 919
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Web-Site:- www.parkhomes.uk.com
Proprietors :-G.H. & N. Miller
Vat. Registration Number 213812789

Cottenham Park Rules 2015

In these rules:

- "occupier" means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983 applies or under a tenancy or any other agreement
- "you" and "your" refers to the homeowner or other occupier of a park home
- "we" and "our" refers to the park owner. The park owner is Mr Grant Miller and Mrs Nicola Miller trading as Cottenham Park of 1 Constable Close, Cottenham, Cambridge, CB24 8SX

These rules are in place to ensure acceptable standards are maintained on the park, which will be of general benefit to occupiers, and to promote and maintain community cohesion. They form part of the Agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983, as amended.

None of these rules is to have retrospective effect. Accordingly:

- they are to apply only from the date on which they take effect, which is [*28 days plus 2 days for postal service from the date of service of proposal notice*]; and
- no occupier who is in occupation on that date will be treated as being in breach due to circumstances which were in existence on that date and which would not have been a breach of the rules in existence before that date.

1. The Park Home

- a. Homeowners must maintain the outside of their park home and pitch in a clean and tidy condition including but not limited to any steps leading to the park home. Where the exterior is repainted or recovered, homeowners must use reasonable endeavours not to depart from the original exterior colour-scheme.
- b. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
- c. You must not fix a satellite dish to the park home or any shed or structure within the pitch. You may use a patio type satellite dish.
- d. The park home must not be occupied by more persons than is recommended by the manufacturer of your park home.
- e. For reasons of safety, you are responsible for ensuring that all gas and electrical appliances and installations within your park home are in safe and proper working order.

2. The Pitch

- a. You must not keep explosive substances on the park.
- b. You must not have external fires, including incinerators.
- c. You must not erect fences or other means of enclosure unless they are hedges and you have obtained our approval in writing (which will not be unreasonably withheld

or delayed). You must position any hedge so as to comply with the park's site licence conditions and fire safety requirements.

- d. No washing lines are permitted on the pitch except rotary washing lines.
- e. For the general amenity of the park, you must not plant or remove any trees or shrubs on your pitch without our prior written consent which shall not be unreasonably withheld. Any trees or shrubs on the pitch must be regularly pruned to give a neat appearance.
- f. You must not remove any lawn on your pitch without our prior permission which shall not be unreasonably withheld.
- g. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
- h. To ensure compliance with the Site Licence, fuel containers or other structures are only permitted with our prior written consent and must be of an approved size & design. We will not unreasonably withhold our consent.
- i. The brick shed must not be defaced or used for storing household garbage.

3. Alterations

- a. You must not make alterations to your pitch including but not limited to erecting a porch, an extension or decking unless you obtain our written consent first. Any alterations must comply with the Site Licence and fire safety requirements.

4. Refuse

- a. 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.
- b. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual pitch).

5. Business Activities

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 office work of a type which does not create a nuisance to other occupiers and does not involve other staff, other workers, customers or members of the public calling at the park home or the park.

6. Age of Occupants

No person under the age of 50 years may reside in a park home

7. Nuisance

- a. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles so as to cause a nuisance to other occupiers, especially between the hours of 10.30pm and 8.00am.
- b. You must not or allow your visitors to behave in a way that causes a nuisance or annoyance to your neighbours or us. You must not commit a criminal offence on the park or allow your home to be used for criminal or immoral purposes.

8. Visitors

You are responsible for the behaviour of your visitors including any damage caused by them to the park. This includes but is not limited to visiting family and tradesman.

9. Pets

You must not keep any pets or animals. Nothing in this rule prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dogs UK or any successor body has issued you with an Identification Book or other appropriate evidence.

10. Water

- a. You may have an external tap but must not use sprinkler type systems .

11. Vehicles and parking

- a. You must drive all vehicles on the park carefully and within the 10 mph speed limit.
- b. Any vehicle on the park must be taxed and insured and all drivers must hold a valid UK driving licence and insurance.
- c. Commercial vehicles must not be parked anywhere on the park between the hours of 7 pm and 7 am.
- d. You must not park more than 1 vehicle per household on the park unless you have a garage in which case you may park one vehicle in the garage and the other vehicle on the park (but subject to these rules). You must not park or allow your visitors to park anywhere except in the authorised car parking spaces. You must not or allow your visitors to park on the roads or grass verges
- e. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle with is apparently abandoned.

12. General

- a. You must not enter vacant pitches except with the permission of the person with control of that pitch (which is likely to be us).