

Three Arches Park

General

1. Only homes manufactured to British Standard will qualify for acceptance to the Park.
2. Home owners must be over 50 years of age.
3. No resident shall lease a mobile home on the site.
4. The rent is due in advance every 4 weeks and is payable to the treasurer.

Park & Gardens

5. All residents must keep the pitch in good condition otherwise works will be carried out by the owners and charged to the resident.
6. The site owners reserve the right of access to the pitch in an emergency for the service or repair of utilities (ie, gas, water, sewage and/or telephone).
7. A storage shed must be made from metal and cannot be larger than 8ft by 6ft. No more than one per pitch; the shed must be positioned to comply with the site license and fire safety regulations.
8. No trees to be planted. Any existing trees must be kept to a maximum height of 4 metres. All fences must be kept in good repair and to a maximum of 5ft.
9. Gardens must be left in a satisfactory condition when vacating the pitch.
10. Garden fires, including incinerators are not allowed.
11. The resident must keep the land underneath the mobile home clean, tidy and free from weeds. When repainting, reasonable endeavour must be made to adhere to the original exterior colour scheme.
12. Tents, lean to's and awnings must not be erected. No external structural alteration of, or addition to the mobile home is permitted without prior approval of the owners in writing.
13. All residents are responsible for the disposal of all household, recyclable and garden waste in the approved containers provided by the Local Authority. Containers must not be overfilled. No garden waste must be placed in the dust bins.

Vehicles

14. Parking spaces will not be designated with the sale of units.
15. All motor vehicles must be parked in the designated areas.
16. No commercial vehicles are to be parked in the car park overnight.
17. All private vehicles must be taxed, insured and roadworthy.
18. No repairs, other than minor ones are to be carried out on the owners land.
19. All vehicles must be driven carefully and not exceed 5mph limit.
20. Parking is not permitted on the road.
21. Disused/un-roadworthy vehicles must be removed from the park and the owners reserve the right to remove any vehicle which is apparently abandoned.

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Water

22. Fire hoses may only be used in the case of fire.
23. Garden hoses may not be used for cleaning vehicles.
24. All external water pipes must be lagged by homeowners against potential frost damage. The home owner is responsible for all pipes from ground upwards.
25. All charges in respect of electricity and water must be paid on demand.

Fire

26. All park homes must be equipped with a fire extinguisher or fire blanket which conforms to British Standards.
27. At least one smoke alarm and one carbon monoxide alarm would be fitted in all mobile homes.
28. Portable oil heaters must not be used.

Electric

29. Electrical installations in mobile homes must comply with relevant British Standard and must not be modified without notification and further test approval.

Hazardous

30. No flammable substances may be kept on the park except in quantities reasonable for domestic use.
31. No explosive substances may be kept on the park.
32. Guns, firearms or offensive weapons of any description must not be used on the park and must only be kept with a license from the appropriate police authority.

Miscellaneous

33. One dog and one cat are allowed per mobile home. All pets must be kept under control and not allowed to despoil.
34. The homeowner is responsible for the conduct of children and visitors to her/his home.
35. No games to be played on the road or car park.
36. Homeowners must not use the mobile home, the pitch or the park for any business purpose.
37. No mobile home shall be used to accommodate a number of persons in excess of the number of berths installed.