



PARK RULES 2016

FOREWORD: These rules are put in place for the benefit of all park users and are not meant to cause offense or be restrictive. Our aim is to provide a safe and enjoyable environment for all our residents and visitors to Glenholt Park

OCCUPATION OF THE PARK

1. Mobile homes are to be used only by the owner and their immediate family members, i.e. spouse or partner. Subletting of the home is strictly forbidden.
2. The home is to be used for residential purposes. It can be used as a business address but no trading or manufacturing is allowed without permission from the Park owner. Applications to be made via the site office.
3. The pitch fee is to be paid monthly in accordance with your Mobile Home Agreement, failure to do so could result in court action.

HOME/PITCH

1. Mobile homes must be kept in a sound and clean condition.
2. Wheels and tow bars must not be removed, nor the mobile home re-positioned.
3. Each home owner is responsible for their own pitch with the exception of the base. Pitches must be kept clean and tidy. Including underneath the home, sheds, garden area and parking bay.
4. New and additional sheds/bunkers or conservatories/porches must not be erected without prior written permission from the Park owner. Applications should be made via the site office. This is to be compliant with the Site License issued by Plymouth City Council.
5. No alterations to the home/pitch including flagging, steps or fencing etc. must be carried out without prior approval of the park owner. Again applications should be made in writing: via the site office. This is to be compliant with the Site License issued by Plymouth City Council.
6. Wooden sheds are no longer allowed by order of Plymouth City Council; natural degeneration is allowed. i.e. when replacing old wooden sheds, they must be replaced with plastic, metal or concrete.
7. As of August 2016 only 1 shed per pitch is allowed on new homes, any extra sheds will need permission from the Park owner.
8. Area under the home – doors provide access to water and waste pipes, we recommend that it is not used as an alternative storage area.
9. Homes, their accessories and contents are the responsibility of the home owner and are on the park at their own risk.
10. Large shrubs and hedgerows should not be planted on the plots. Existing ones should not exceed a height of 6ft. Maintenance of these is the responsibility of the homeowner and not the park. Residents wishing to have existing trees they have planted cut back or removed must get a Tree Program form from the site office. All trees on the Park are on a blanket cover Tree Preservation Order and are the responsibility of the Park owner. Only the TPO officer from the Plymouth City Council can authorize any works carried out on them.
11. No toxic or flammable materials such as gasoline are to be stored in or around the home/pitch. LPG cylinders or tanks have to be on the plot for your amenities
12. All Home Insurance must be valid and produced to Head Office upon request.

13. All homes re-painted must be in keeping with the Neutral and Natural surroundings of the Park. Any re-painting for maintenance only is ok.

SALES

1. All outstanding bills attributed to the home in question must be settled before the sale is concluded.
2. Interference between Sales Managers and prospective buyers will not be permitted, any complaints or queries should be reported to the Office in the appropriate manner.
3. Anyone wishing to sell their home are responsible to ensure that any sales agent is aware of the age restriction currently in place: - that all residents are 50 years old and above.

VEHICLES

1. The speed limit on the park is strictly 10 mph and must be adhered to at all times.
2. No vehicles are to block the roadways or driveways at any time, all roads must be accessible for emergency vehicles.
3. All vehicles are to be parked on driveways and allocated spaces.
4. No current residents or visitors to the Park must park in the vacant pitches or stock pitches at any time.
5. Motor homes, tourer caravans, trailers and boats must not be parked on the site at any time (unless special prior arrangement has been made in writing)
6. All visitors must use the visitor's car park provided. If it is full, please be mindful when parking so as not to cause an obstruction to other residents homes and emergency vehicles.
7. All vehicles on the park must be road legal, i.e. must have valid Mot, Tax and Insurance. Vehicles are not to be stored on the site.
8. Motor vehicle repairs are not to be carried out on the park, however breakdown assistance is permitted.
9. Any private vehicle sales must only be parked on the owner's driveway.
10. Any vehicles parked on the site are the responsibility of the owner.
11. No driving under the influence of alcohol, there is a zero tolerance to drink driving on the park.

GENERAL

1. No ball games are allowed.
2. National flags, football and bunting etc. May only be erected temporarily to celebrate special national occasions.
3. No company advertising or Electoral signboards.
4. Gazebos, marquees and tents are not allowed on the pitch without prior authorization.
5. Please be courteous to your neighbours and ensure, loud music, musical instruments and televisions are not causing a disturbance. Especially between the hours of 9pm-8am.
6. Firearms, air pistols, catapults or any offensive weapons are NOT permitted on site at any time.
7. Please ensure your rubbish is disposed of as per the instructions on the local authority and placed in the bins provided.
8. Scrap metal must be removed from site and not left by the bins. The bins are for general /recyclable waste only. Bulky items e.g. furniture, white goods (fridges etc.) must be taken to the local landfill site.
9. No Fly Tipping or dumping of any waste on the Park including woodland areas and company skips.
10. During the period of non-collection by the council **GREEN WASTE** may be tipped into the woods on either Valley Walk or Laurel Drive. Designated, marked areas must be used. NO WASTE should be deposited over any other boundary fences to avoid waste falling on homes in roads below.
11. When residents leaf blow their plot, please dispose of leaves in the correct manner, do not blow them out onto the road.

12. Residents are not permitted to enter the workshops or compounds onsite without being accompanied by a member of staff, this is without exception.
13. No materials or company vehicles are to be touched, tampered with or moved without prior consent from Park employees.
14. Traders and salesmen can only enter the Park if invited by a resident.
15. All maintenance issues are to be reported to the Park Office and not to site workers on the Park, this is to ensure the job is logged and recorded in the appropriate way.
16. No advertisements or notices are to be displayed in windows, or exteriors of the homes. For Sale boards are excluded from this rule.
17. Please do not introduce any foreign items into the drainage system, particularly cleaning cloths, wet wipes, incontinence pads, cooking fat etc.
18. Children visiting the site are the responsibility of their parent or guardian at all times. They are to be supervised at all times as not to cause a nuisance to other owners.
19. From August 2016 all new homes will have Rotary washing lines only.
20. Tampering with any Utility Meters will not be permitted by anyone un-authorized.
21. Grit Salt must not be taken from the bins during normal working hours, this is to be carried out by Park employees. Outside normal working hours the grit may be used for road safety but not for personal plots.
22. No registered Sex Offenders can live on the Park.

PETS/WILDLIFE

1. Only 4 pets allowed per resident without prior permission. All pet owners are to be mindful of their neighbours and visitors on the Park so as not to cause nuisance to anyone.
2. All pets must be pre-authorized by Head Office.
3. Dogs must be kept on leads at all times and cleaned up after, all faeces is to be collected and disposed of in your bin.
4. Pets must be kept under control and not cause any disturbance to other homes owners on the Park. Please be mindful when leaving dogs on their own they are not causing a nuisance to other residents.
5. Please refrain from feeding wildlife from the ground as this encourages vermin, all feeders must be elevated from the floor to avoid this.
6. Wildlife on the park must not be harmed.

HEALTH & SAFETY

1. Your visitors are your responsibility and must comply with the Park rules.
2. Any Asbestos must be reported to staff to arrange the safe and correct removal by an approved specialist.

FIRE

1. No Fireworks or fires.
2. All homes should have a fire extinguisher, fire blanket or working smoke alarm.
3. In event of a fire contact the Fire Brigade immediately.
4. Any BBQs should be used at the furthest point from any Gas Cylinder's on the plot, including your neighbours and not left unattended. Please be mindful of your neighbours when having BBQs as you live on a small plot.

PERSONAL CONDUCT

1. Please respect the Park and its amenities, do not cause damage to trees, grass or plants.
2. Stealing building materials from site is strictly prohibited, materials are left on site in various locations to make it easier for Park employees to access them, under no circumstances are they for the use of residents.
3. Offensive and abusive behavior will not be tolerated either to staff members or home owners.
4. Hand gestures, threatening behavior or swearing of any kind will not be tolerated, either to staff or other home owners.