



SHOTLEY PARK
SUFFOLK

Shotley Country Park Limited

213 Cromford Road
Langley Mill
Nottingham
NG16 4EU
0800 150 3333

Shotley Country Park Rules

The following rules of occupation are for the good management of the Park and the benefit of all who use them. These rules form of the agreement to occupy the pitch.

1, Only Park homes (mobile homes) of the proprietary manufacture, which conform to the definitions contained in the relevant Acts of Parliament, will be acceptable. Also shed, brickwork, steps, all landscaping and buildings or walls etc., must be carried out by the site owner. All homes must have tiled roofs. Only mobile homes of the propriety manufacture which conforms to the definition contained in the Caravan Sites and Control of Development Act 1960, The Caravan Sites Act 1968 and the Mobile Homes Act 1975/Mobile Homes Act 1983 are accepted.

2, Park Homes must be kept in sound and clean condition: external decoration and colour must be maintained to the satisfaction of the site owner. The exterior colour of the park homes may not be changed without permission from the site owner. Wheels must not be removed, nor the park homes repositioned without prior permission. No external alteration or addition to the park home or pitch is permitted without prior approval of the site owner. Permission will not be reasonably withheld.

3, The occupier is responsible for the cleanliness of the pitch. Public places and paths should not be littered in any way. The owner reserves the right to alter individual pitch boundaries where necessary, except where defined in the Mobile Home Act 1983.

4, The park home may be used by the occupier and the members of his/her permanent household and bona fide guests only (and in event for the occupation of such number of persons as shall not exceed the specified number of berths). There shall be no sub-letting and no resident shall be permitted to take any lodgers. The site owner reserves the right to approve additional permanent members of the occupier's household. No children are allowed unless as bona fide guest.

5, Intention to sell or gift the park home must be given to the site owner in writing. Using the "Notice of Proposed Sale Form" or "Notice of Proposed Gift Form", as detailed in the Mobile Home Act May 2013.

6, The owner reserves the right to accept semi-retired or retired persons only when granting consent to sell or assign in situ and has 21 days to notify the Occupier after receipt of the above form.

7, It is the Owners responsibility when buying or gifting to comply to the guidelines set in the Mobile Homes Act 2013. For more information on the Act please see following link:

<https://www.gov.uk/park-mobile-homes/selling-or-giving-away-a-park-home>.

Shotley Country Park Ltd, 213 Cromford Road, Langley Mill, Nottingham, NG16 4EU
t: 0800 150 3333 e: info@countrywideparkhomes.co.uk www.countrywideparkhomes.co.uk

Shotley Country Park Limited. Registered in England. Company No: 10193207. Registered office: 213 Cromford Road, Langley Mill, Nottingham, NG16 4EU



SHOTLEY PARK
SUFFOLK

Shotley Country Park Limited

213 Cromford Road
Langley Mill
Nottingham
NG16 4EU
0800 150 3333

8, Occupiers are responsible for ensuring that electrical, water and gas installations and appliances comply at all times with the requirements of the institution of Electrical Engineers and or other appropriate Authorities. Utility meters are not to be obstructed and are made available for viewing by the service provider or their agent.

9, The Occupier must not permit waste water to be discharged onto the ground. Where water is not separately metered or rated, the use of hoses is forbidden without prior approval of the site owner, except in the case of fire. Fire point hoses may only be used in case of emergency.

10, The Occupier is responsible for ensuring that all household refuse is deposited in approved containers, which must not be over filled and must be placed in the approved position for regular collection. No external fires are permitted.

11, Musical instruments, record players, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30pm and 8am.

12, All vehicles must be driven carefully on the Park not exceeding the speed limit of **5mph**. Vehicles must keep to authorised parking spaces and to the roads, which must not be obstructed. Parking on roads is forbidden at all times except for loading and unloading. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance. Motor vehicle repairs of a major nature are not permitted on the Park and disused vehicles must be removed from the Park. Where parking spaces are limited only one vehicle per pitch may be permitted. The prior written approval of the site owner must be obtained before parking commercial vehicles.

13, Porches, storage sheds or other structures are only permitted with the approval of the site owner and where permitted must be of a size and standard approved by the site owner and must be maintained in a good repair and appearance. You must ensure that any shed or other structure erected in the separation space between park homes is of non-combustible construction and positioned so as to comply with the park's site licence conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.

14, Private gardens, where permitted must be kept neat and tidy and no fences or other means of enclosure shall be allowed without the approval of the site owner. You must not plant any trees other than in appropriate plant pots. All other shrubbery must be kept to a maximum height of one metre.

15, Not more than 1 dog (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all) You must keep any dog under proper control and you must not permit it to frighten other users of the park. You must keep any dog on a leash not exceeding 2 meters in length and must not allow it to despoil the park. Exercising your dog is not permitted on the park.



SHOTLEY PARK
SUFFOLK

Shotley Country Park Limited

213 Cromford Road
Langley Mill
Nottingham
NG16 4EU
0800 150 3333

15b, Nothing, in rule 15 of these Park Rules 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.

16, The Occupier is responsible for the conduct of children in his/her custody and of visitors.

17, Guns, firearms or offensive weapons of any description shall not be used on the Park, and shall only be kept with a licence from the Police Authority and with written consent of the Owner. You must not keep explosive substances on the park. It is forbidden to interfere with or disturb any flora or fauna on the Park.

18, Everyone using the Park is required to comply with the regulations of the site licence, water authority or any other statutory authority.

19, Access is not permitted to vacate pitches. Building materials or other plant must be left undisturbed.

20, 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.

21, It is the Occupier's responsibility to see that adequate insurance is kept at all times.

22, The plot for each mobile home is occupied under licence of the Owner of the Park. No mobile homes may be substituted, or sold to remain on the Park unless the correct paperwork and 10% commission has been paid as detailed in the Mobile Homes Act 2013.

23, Pitch fees must be paid promptly, as detailed in the Mobile Home Act 1983 Agreement.

24, Lawns must be kept cut and the Management reserve the right to cut the grass on any plot where it is neglected and to make a reasonable charge for it. The grass verge, which runs alongside each side of the road, must not be fenced in. It should be left as lawn and maintained as such by the Occupier of the plot.

25, It is extremely dangerous to dig deeper than 1ft anywhere on the Park owing to underground system of electricity, gas, water, etc. Persons breaking this rule are liable to pay for any loss or damages caused and no claims can be entertained against the Management.

26, The Occupier undertakes with the Owner as follows: To pay to the site Owner an annual pitch fee with yearly review subject to the review as to cost of living, inflation and increase in rates, hereinafter provided by equal payments in advance on the first day of every month.

27, To pay for clearance of septic tank when necessary for the mobile home.



SHOTLEY PARK
SUFFOLK

Shotley Country Park Limited

213 Cromford Road
Langley Mill
Nottingham
NG16 4EU
0800 150 3333

28, A rotary clothes dryer must be positioned within the 20ft width of the home at the rear and must be stored when not in use.

29, Shotley Country Park is a semi-retirement park. No occupants under the age of 45 years old are permitted to live on the Park.

30, No hot-tubs are permitted on the site

31, No touring caravans, boats or motor homes are allowed on Shotley Country Park owned, stored or visiting.

My family and I agree to abide by the above-mentioned rules, a copy of which is handed to me.

Plot: _____

Full name of occupancy 1: (in CAPITAL) _____

Full name of occupancy 2: (in CAPITAL) _____

Date: _____

(please ensure that a copy is signed and kept by the resident)