



RED DEER VILLAGE MOBILE HOME PARK RULES

Craigendmuir Ltd, 1 Village Drive, Red Deer Village, Clayhouse Road, Stepps, Glasgow G33 6AF

The following rules of occupation are 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 and in accordance with the Mobile Homes Act 1983.

The rules have not been compiled to place unnecessary restrictions on residents but rather to ensure that they may live peacefully in unspoilt surroundings. As park home residents live in closer proximity with other residents than house dwellers certain rules have to be compiled in the residents' interest, others are necessary to preserve the visual amenities of the park. We are sure that, provided the rules are accepted in the right spirit, our park will continue to be a happy community.

1. Only park homes to specification BS.3632 and which comply with the statutory definition of 'caravan' within the meaning of the Mobile Homes Act 1983, the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 will be accepted. Homes must be kept in sound and clean condition, decoration and external colour must be maintained to the satisfaction of the Owners. Wheels must not be removed, nor the home repositioned without permission. No external alteration of or addition to the home or pitch is permitted without prior written permission from the owners.
2. The Owners do not accept liability whatever for loss or damage to the property including the park home of the occupier, his family, or any visitor to the park. The occupier must insure the home, particularly in respect of public liability which is normally covered by their household insurance, and this will be recorded on their agreement.
3. (a) Occupiers will maintain the plot allocated in a tidy condition free from litter and refuse. The underneath of each home is to be kept absolutely clear and not used as a storage space. To enable the owners to conform with the conditions attached to their Site Licence issued by the local authority, any gardens which are not cultivated and kept tidy will be taken over by the Owners and the occupier will be charged for the cost of maintenance thereof.

(b) The description of a plot is the garden area surrounding the home which shall not be less than the minimum requirement laid down by the Site Licence. If spacings permit additional garden area then this may be allowed, subject to the agreement of the Owners and defined by either fence, natural boundary line or or posts, and the Owners have the right to reclaim this additional parcel of ground at any time.
4. The planting of trees and shrubs is subject to the Owners approval as to variety and position. They must not be permitted to be grown to a size or shape as to interfere with a neighbour's pitch. Existing trees and shrubs may not be cut down, removed or damaged and gardens must be left intact when the occupier vacates the pitch. Vegetables are not to be grown.
5. Only rotary type washing lines are permitted, and must be screened from public view. Positioning of these must be confirmed by the owner prior to erection.

6. Fences are not to be erected except with the written permission of the Owners. Existing fences which fall into disrepair must be removed and not replaced other than with the consent of the Owners. Boundary hedges must not be interfered with and no unauthorised entrances to the park are to be permitted. In any event no structure is permitted within the 6 meter spacing between homes.
7. The park home must only be used by the occupier and members of his permanent household and occasional bona fine guests. The number of persons occupying the park home shall not exceed the number for which the home was designed. (Sub-letting, parting with possessions or sharing the whole or any part of the mobile home is not permitted otherwise than by assignment of the whole in accordance with the terms of the Mobile Homes Act Agreement).
8. No commercial enterprise or business activities may take place on the park without prior written permission from the Owners. If permission is granted it will also require the occupier to obtain approval from the appropriate authority. Business also includes the overhaul and repair of vehicles, mobile retailing vans, e.g. Grocery, fast food.
9. Occupiers shall at all times conduct themselves with due regard to their neighbours and park officials. Radios, tape recorders, television sets and musical instruments, etc., must be kept to a reasonable volume, which causes no annoyance to other occupiers. Aerials are permitted at the Owners discretion.
10. External fires, including incinerators are not allowed. NO fireworks or Bar-b-ques.
11. Pets where permitted at the Owners discretion must be kept under proper control and not allowed to despoil the park. Under no circumstances are dogs allowed as pets other than those already registered nor may they be kennelled overnight anywhere on the park. Existing pets may not be replaced without prior written permission from the Owners.
12. One shed only shall be placed on each plot which must be of non-combustible construction and shall only be of an approved pattern size and standard and shall be positioned as indicated by the Owners. **Strictly no wooden sheds.** No inflammable or explosive substances may be kept on the occupier's pitch except in quantities reasonable for domestic use. All types of fuel storage, protection screening must be approved by the Owners before purchase or construction and be capable of removal by the occupier on vacation of the pitch. **N.B.** Wood or coal or other bituminous products must not be used in solid fuel stoves as it is most dangerous.
13. The occupier is responsible for the disposal of all household and garden waste in approved containers through the local authority service. Containers must not be overfilled and must be placed in the approved position for weekly collections. The deposit of any refuse, unroadworthy cars on any part of the Owners land is strictly prohibited.

14. Vehicle Parking

- (A) All vehicles must be driven carefully on the park not exceeding the displayed speed limit; 5mph. Parking is not permitted on roads or grass verges. Occupiers and other permitted entrants bring vehicles onto the park at their own risk.
- (B) Vehicles must keep to authorised parking spaces and the Owners are only obliged to provide one car parking space per household. Occupiers with more than one vehicle and visitors may be obliged to park their vehicle off the park.

- (C) All vehicles must be taxed and insured as required by law (Road Traffic Act 1960) and be in running order and drivers must hold a current driving licence and insurance.
 - (D) Disused/unroadworthy vehicles must be removed from the park and the owners reserve the right to remove any vehicle which is apparently abandoned without the consent of the owner.
 - (E) No major repairs may be permitted on the Owners land. Motor oils and other fuels of that nature must not be discharged into the drains or onto the road car park.
 - (F) Commercial vehicles of any size may only be parked on the park with prior written permission from the Owners.
 - (G) In certain circumstances, at the discretion of the Owners and the council, vehicles may be parked within the confines of the occupier's plot in designated positions.
15. Pitch fees are payable at the rate and frequency prescribed in your agreement and are exclusive of all rates and other outgoings of an annual or recurring nature.
 16. All park homes must be equipped with a fire extinguisher/blanket which conforms to the requirements of the Fire Officers' Committee. The chimney flue and cowl must be kept in good repair; sparks or objectionable smoke should not be discharged.
 17. Occupiers must **not use the** fire points provided for other than the emergency use intended.
 18. No occupier shall do or permit to be done anywhere on the park any act or action which may be or become a nuisance, damage, annoyance or inconvenience to the Owners or the neighbours or occupiers of any other home on the park or to any adjoining or neighbouring property and shall not use or permit the home to be used for any illegal or immoral purposes. Children are not permitted as permanent residents. However, occupiers will be responsible at all times for the conduct of their children and grandchildren who shall not be permitted to play on or around any public building, on the car parks or in the area of the entrance to the park.
 19. Occupiers are responsible for ensuring that both electrical, solid fuel, oil and gas installations must comply at all times with the requirements of the various bodies of authority. The Owners may request evidence from time to time that the installations are in safe working order, such as a copy of a Periodic Electrical Safety Certificate, a Gas Safety Certificate or their equivalent.
 20. It is forbidden to carry offensive weapons or other objects likely to give offence on the park. Guns or firearms of any kind shall not be used on the park and shall only be kept with a licence from the Police Authority and with prior written permission from the Owners.
 21. Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.
 22. Hoses are permitted where the water rate is paid separately from the pitch fee. Hoses are not permitted where the water rate is included in the pitch fee unless permission is given and an annual fee is paid. Sprinklers are not allowed. The occupier must not permit mains or waste water to discharge on the ground or permit to pass into water closets, gullies or drains any matter which is likely to cause blockage or damage.

23. All external water pipes shall be lagged against frost by the occupier who will be liable for any loss of water due to the occupier's failure to do so or from any other failure on the section of the water service for which the occupiers is responsible, i.e. from ground level upwards. The occupier is responsible for the sewage connection from ground level upwards and for electrical connections from the meter housing.
24. Disconnection and removal of park homes from a plot shall only be carried out by the Owners at the occupiers expense.
25. No touring caravans or motorhomes to be left or stored on the park without written prior permission from the Owners.
26. All homes sold privately over 20 years old must be surveyed before the assignment is expected.
27. The owners and/or their agents/representatives reserve the right to access the electricity and meter at any time.
28. The Owners reserve the right to add or amend these park rules if it considers it is for the betterment of the park.
29. Red Deer Village Park Homes Estate is a semi/retirement park for residents of 50 years plus. Strictly no children to take up permanent residence in any park home.