

Elmstead 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 are Express terms of the agreement, by which you occupy your pitch in accordance with the current mobile Homes Act.

The rules have not been compiled to place unnecessary restrictions on residents, but rather to ensure that they may live peacefully and safely in unspoiled surroundings. As park home residents live in closer proximity with other residents than house dwellers, certain rules have been compiled for the resident's interests, others for safety reasons some to preserve the Community and others 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 harmonious safe community.

1. Only Mobile Homes of proprietary manufacture which conform to definitions contained in the Caravan Sites & Control of Development act 1960, the Caravan Act 1968 and the Mobile Homes Act 1983 are accepted.
2. Mobile Homes must be kept in a sound & clean condition: decoration and external colour must be maintained. Wheels must not be removed, nor may the Mobile Home be re-positioned. No external alterations to the Mobile Home or pitch is permitted without prior approval & written consent from the Park Owner.
3. The Park Manager are employed for the well being & smooth running of the Park & should only be contacted in office hours.
4. All fixtures & fittings within the Mobile Home are the occupiers' responsibility.
5. Occupiers are responsible for ensuring that both gas & electrical installations & appliances comply at all times with the requirements of the institution of electrical engineers and/or the appropriate authorities.
6. The Occupier is responsible for the condition of the pitch, which must be kept clean & tidy at all times, the Occupier must also keep the area underneath of the home clear.
7. Private gardens must be kept neat & tidy and gardens must be left intact when the occupier vacates the pitch.
8. Musical instruments, audio systems, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30pm & 8.00 am.
9. Washing lines are to be reasonably screened from public view.
10. It is forbidden to carry offensive weapons, or other objects likely to cause offence on the park & interfere with or disturb any floral or fauna on the park.
11. Everyone using the Park is required to comply with the regulations of the Site License, managers Authority or any other statutory authority.
12. Storage sheds or other structures are only permitted with the approval of the Owner.
13. Access is not permitted to vacant pitches, Building materials or other plant must be left undisturbed.
14. No commercial enterprise or business activities may take place on the Park.

15. No new residents may move onto the park with pets. No poultry or other animals allowed to be kept on the Park. Dogs must be kept on a lead at all times whilst on the Park, and must not be allowed to foul the Park.
16. The Occupiers are responsible that all the household refuse is deposited in approved containers which must not be over filled
17. The Occupier must not permit waste water to be discharged onto the ground.
18. The Occupier is responsible for the conduct of children in his/her custody and of visitors.
19. The Occupier is responsible for the care and protection of all exposed water and sewage pipes. These must be suitably lagged against damage by frost.
20. The Occupiers are responsible for the satisfactory disposal of all garden refuse, No bonfires are permitted.
21. All vehicles must be driven carefully on the Park, not exceeding the 8mph speed limit. Vehicles must be kept to authorised parking spaces & the roads, which must not be obstructed. Vehicles must be taxed & insured as required by law & the driver must hold a current driving license & insurance, disused vehicles must be removed from the Park. No commercial vehicles can be parked within the park.