

1 / 6 / 2013

RULES FOR HAVENLYN RESIDENTIAL RETIREMENT PARK

Havenlyn is a retirement park which means only those of the older population are permitted to live on this park.

Any resident selling their property is required to show potential buyers the full rules of the park.

When selling your home 90% of the sale goes to the seller with 10% commission to the site owner which is paid by the buyer.

These are incorporated into your Agreement and breach of any of these rules is therefore breach of the Agreement.

1) MOBILE HOMES

- 1.1 Only mobile homes of proprietary manufacture are accepted and they must at all times conform to the definition of mobile home or caravan under the Caravan Sites and Control of Development Act 1960 (as amended) and the Mobile Homes Act 1983.
- 1.2 Where originally manufactured according to (*specify relevant standard*) homes must be kept and maintained so as to continue to comply. Wheels must not be removed.
- 1.3 Occupiers are cautioned against alterations to their homes which may inadvertently put them in breach of 1.1 and 1.2.
- 1.4 Any alteration to the home or extension to it (including the addition or replacement of a porch) is prohibited except with the prior approval in writing of the Owner who shall be entitled to inspect plans and drawings before deciding whether to give approval. Occupiers are reminded that most extensions will require planning permission, but that the grant of planning permission does not in any way bind the owner to giving permission for an extension which remains a matter of the discretion of the Owner.
- 1.5 The electrical and water and drainage systems of the home, and the connections with the Park supplies, are the sole responsibility of the occupier after the initial installation.

2) THE PITCH

- 2.1 Pitches must be kept clean and tidy and gardens must not become overgrown with weeds. Rubbish or building materials must not be accumulated and the area under the home should be kept free of obstruction.



- 2.2 The erection of fences on the pitch is not permitted except with the prior approval of the Owner, in writing, even where the erection is the replacement of an old fence. Where permitted, fences must be maintained in good condition and treated with wood proof solutions as appropriate. Panels damaged, e.g. by wind, must be promptly replaced. In considering applications for fences the Owner will pay particular regard to the height proposed.
- 2.3 The erection or placing of storage sheds, fuel bunkers and other structures on the pitch is prohibited.
- 2.4 Trees and shrubs may only be planted with the approval of the Owner, as these can affect services. Trees should not be cut or lopped without the Owner's approval.
- 2.5 All waste including hedge cuttings, grass cuttings, must be kept in wheelybins (or approved containers), which must not be overfilled. All waste must be removed from the Pitch by either the council weekly refuse collection, or taken to the council refuse collection depot.
- 2.6 The construction or installation of a fish pond must be subject to the Owner's prior approval in writing who will be particularly concerned as to the proposed size and location.

3) MOTOR CARS

- 3.1 Not more than 1 car is permitted for each home, unless expressly agreed in writing by the Owner, and is to be parked where authorised in writing by the owner. No occupier's car should be parked in the car parks reserved for visitors. Cars are only permitted where the following conditions are compiled with:
- 3.1 :1 each car is insured according to law;
 - 3.1 :2 each car has a valid MOT certificate where its age requires one;
 - 3.1 :3 each car is in good working order and road worthy;
- 3.2 Only private motor cars, taxed as such, are permitted and not goods vehicles or commercial vehicles.
- 3.3 The repair, maintenance, dismantling or restoring of motor cars on the pitch or Park is strictly prohibited as this is unsightly and can be noisy.

- 3.4 Drivers must be holders of a licence as if the Park were a road. The speed limit of 5 mph must be strictly observed and drivers must not cause a nuisance through excess revving, warming up periods or otherwise. The one-way system must be observed.
- 3.5 Touring caravans and boats must not be parked on pitches. The Owner may be able to permit their storage elsewhere on the Park.

4) ANIMALS

No dogs or cats allowed to be kept, and the keeping of any pet or animal of any nature is at the absolute and unfettered discretion of the Owner whose consent must be requested before the pet is brought on to the Park. If circumstances justify it, consent can be revoked at any time, where pets are allowed.

- 4.1 They must be kept under proper control so as not to be a nuisance to other occupiers or to frighten them;
- 4.2 They must not foul the Park;
- 4.3 They must not be shut up in the home for long periods or left in the garden;
- 4.4 They must not be exercised on anything but a short leash (approximately one metre maximum).

5) MISCELLANEOUS

The access whether vehicular, pedestrian or otherwise from the Park to Weavers Lane is only permitted for the occupiers and visitors for the Park Homes numbered 2 - 3 - 4 - 5 - 6. All other occupiers and authorised persons of the remaining Park Homes must use the new entrance to the Park, opening on to the A6.

- 5.1 Occupiers are reminded that they are responsible for the conduct of their guests and family.
- 5.2 Litter must not be dropped.
- 5.3 It is forbidden to carry offensive weapons or to interfere with flora or fauna on the Park.
- 5.4 Access to vacant pitches is not allowed.

5.5 No commercial enterprise or activity is permitted from the home or the Park without the express consent in writing of the Owner.

5.6 Musical instruments, record players, radios, televisions and other appliances must not be used in such a way as to cause nuisance to others, in particular at night between 2200 hours and 0800 hours.

5.7 Fire fighting and other safety equipment must not be interfered with or used except in case of emergency.

5.8 each home shall have and keep a dry powder type fire extinguisher with a capacity of not less than one kilogram. Other types of extinguisher can be dangerous in a confined space.

6) PITCH FEE

6.1 The pitch fee must be paid by the occupier on a Monday between the hours of 9am and 11am.

6.2 The pitch fee may be paid by prior agreement with the Owner on a fortnightly or monthly basis provided the pitch fee is at all times paid in advance.

6.3 The pitch fee will be reviewed on the 1st January annually.