

Mill Gardens Estates Ltd

Mobile Home Park Rules

1. In these rules the term, "Owners", shall mean Mill Gardens Estates Ltd and, "Occupiers", mean Residents of homes on the park.
2. It is the policy of the Owners to operate a quiet and peaceful Park specifically for the retired or nearly retires persons. Children are not allowed as residents.
3. Members of the Occupiers family and bona fide guests are permitted for short stay periods, subletting is not permitted.
4. The Occupier is responsible for the conduct of all visitors, especially children.
5. Pets, where permitted at the Owners discretion, must be kept under proper control and not allowed to despoil the park, or be a nuisance to other occupiers.
6. Park Homes must be kept in sound, clean condition; decoration and external colour must be maintained to the satisfaction of the owners. No external alteration of, or addition to, the Park home or pitch is permitted without approval of Park Owners.
7. The occupier is responsible for the cleanliness and the tidy upkeep of the pitch.
8. The occupier is responsible for seeing that all refuse is deposited in approved containers.
9. The Occupier must ensure that drainage pipes are kept in good order and that all discharges are made directly into sewer system. Nothing likely to block the sewer system is to be flushed down the toilets. Grease and fat from cooking must not be discharged into the system.
10. Portable clotheslines may be used at the rear of Park Homes.
11. Park Home owners must insure their homes.
12. All vehicles must be driven carefully on the park and the maximum speed of your vehicle should not exceed the park speed limit of 5MPH. Vehicles must only be parked on authorised parking spaces. Occupiers are restricted to one parking space per park home unless otherwise agreed with the park owners. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence. Disused vehicle must be removed from the park. The prior written approval of the owners must be obtained before parking any commercial vehicles or motor homes. Touring caravans may not be kept on the park.
13. Musical instruments and equipment, radios, other appliances and motor vehicles must not be used to cause a nuisance, especially between the hours of 9:30p.m and 8a.m
14. Occupiers are responsible for ensuring that both electrical and gas installations and appliances comply with safety requirements and are regularly serviced. Gas installations should be checked annually by a qualified engineer.
15. Fire hoses are only to be used for fire fighting. Each home should be equipped with a fire extinguisher.
16. No commercial enterprise or business activity may take place on the Park without prior permission of the owner.
17. Private gardens must be kept clean and tidy. The planting of trees and shrubs is subject to the Owners prior approval. Fences are permitted after receiving prior approval for the Owners. Garden and lawn areas must not be replaced or covered by tarmac, concrete, gravel or paving slabs unless the prior approval of management is obtained.
18. Storage sheds, fuel bunkers, walls, or other structures are only permitted with the prior approval of the Owners as to the location, design and size. The Owners will require the demolition of any structures made without approval.
19. All site rentals to be paid monthly.
20. It is suggested that Occupiers leave a name, address and telephone number of their next of kin with the Owner in case of an emergency.