2015 - LITTLE STUDLEY PARK RULES & REGUALTIONS
PARK OPERATORS – Mr. & Mrs. E.A.Denton. Tel: 01765 677667.

A. In order to keep the general condition, appearance and ambience of the Park and to comply with local bye-laws and Site License the under-mentioned Rules and Regulations must be observed, performed and complied with by all occupants of a Park Home & each resident must sign to this effect.

B. Rules & Regulations are not designed to be an added burden on one's life but are 'necessary' on a Park as a guidance and protection to both Residents and Park Owners. Any breaking of rules maybe used legally in any disputes arising.

A COPY OF THE SITE LICENCE IS DISPLAYED IN THE NOTICE BOARD.

1. PARK HOMES –The exteriors of Homes to be in good state of repair at all times, looking smart and clean, being washed and painted periodically. Gutter, Faciers and overflow pipes in good repair and in working order. Plots to be kept tidy. No rubbish to be seen on your Plot. Nothing to be kept underneath the Home. The only articles permitted outside are a Non-Combustible Dustbin and garden waste Bin, a Non-Combustible Coalbunker, & one Non-Combustible/Metal Shed 6ft x 4ft of an approved design. These items to be positioned in an approved position authorized by the Park Owner. Permission must be obtained for all alterations both inside and outside of your home especially if new electrical equipment is to be installed due to limited supply to the Park. No washing lines.
2. INSURANCE – All Park Homes to be insured with the Park Insurance Company or a reputable company.
3. PORCHES, FENCES & GARDEN PLOTS – all to be of an approved design with the Park Owners and always in a good state of repair. Nothing to be parked or erected between homes. The grass to be kept short at all times.
4. NO DIGGING – The Park owners require information and plans when designing and digging a new garden layout so that we can make you aware of underground cables and drains. You will be responsible for any damage and to make right.
5. FIRE & GAS ALARMS - Fire & Carbon Monoxide poisoning is great danger in all homes, all homes to have a Fire Extinguisher, Fire Blanket, Smoke Alarms & Carbon Monoxide Alarms inside the home. All air vents to be kept clear at all times. External fires are not permitted.
6. ELECTRIC & GAS SAFETY TESTS All homes to regularly comply with electric and gas safety tests. When selling your home new valid certificates are to be passed on to the new owner with a copy to the Park Owner.
7. VEHICLES - One Vehicle permitted to be parked by your home, some pitches are permitted two spaces where the vehicle does not cause obstruction to a neighbor's home or be a fire hazard. No caravans, motor-homes, commercial or plant machinery vehicles allowed on the park other than for deliveries. No repairs to vehicles to be carried out on the park, no fuel or oil changes or maintenance work. No parking on grass verges or on the side of the road. You must not park anywhere except in the permitted parking spaces. All vehicles to be taxed and insured. Please adhere to the speed limit. All drivers to hold a valid driving license. Disused or unroad worthy vehicles are not to be kept on any part of the Park. We reserve the right to remove any vehicle which is abandoned or appears to be abandoned. Do not Park in the Lane – this is a public right of way and the Farmers require access to their fields at all times.
8. VISITORS - to the park, please park in the site Car Park.
9. REFUSE – You are responsible for the disposal of all household, recyclable and garden waste into approved containers through the local authority services. Do not overfill containers or leave rubbish on the floor. Bins to be placed in the approved position for local authority collections. Do not deposit waste, garden or rubbish on any other part of the Park.
10. NO NOISE – In consideration of others no excess noise during the day or night. No musical instruments to be played above normal volume i.e. radios, TV's etc all must be low volume and played within the home. No car radios.
11. NO TRADE OR BUSINESS – may not be carried out from the Park. The Park is for residential purposes only.
12. ANIMALS –Maximum of one Dog/cat/pet per home. Dogs to be kept on a lead and under control at All times. No Dangerous Dog Breeds Allowed. New tenants moving onto the park may have two dogs/pets but once one dies then the park rules apply.
13. NO FIRE ARMS – to be used or displayed on the Land of Little Studley Park. Anyone holding a current Fire Arms License must abide by the Fire Arms License law of the Land. No explosives or combustible fuel on the Park.
14. ADULTS ONLY – This is a Park for Adult Residents only – however we do allow Children & Grandchildren to visit and stay for a short holiday. Children to play within their own plot and not around the Park.
15. SELLING YOUR PARK HOME, The Park Owners to be introduced to your buyer 7-days before the sale is completed. We have 21days in which to make an objection/complaint. The new buyer cannot occupy the Home until all commissions and outstanding bills are paid in full. It is your responsibility to inform your buyer of ALL costs and methods of payments appertaining to living on the Park.
16. SALE COMMISSION on the selling price of a Home is 10% of the selling price.
17. SUBLETTING Is not allowed.
18. WE THE PARK OWNERS - are happy to discuss any queries you may have and to give information on the 'In & Outs' of living on a Park Home Estate.

I HAVE READ & HEREBY AGREE TO ABIDE BY THE PARK RULES AND REGULATIONS. PLOT NO.....
PLEASE SIGN & RETURN THE BOTTOM OF THIS FORM TO THE PARK OWNERS. DATED..... .....
SIGNED BY THE OWNER OF THE PARK HOME.....