



Falcon Park

Wilsons Road, Longstanton, Cambridge, CB24 3DB

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Secretary:- Leanne Calladine

PARK RULES FOR FALCON PARK

PREFACE

- "Occupier" means who occupies a park home, whether under an Agreement which the Mobile Homes Act 1983 applies or under a tenancy or any other agreement.
- "You" and "your" refers to the homeowner or the occupier of a park home.
- "We" and "our" refers to the park owner.
- These rules are in place to ensure acceptable standards are maintained on the park, which will be of general benefit to occupiers, and to promote and maintain community cohesion. They form part of the Agreement by which homeowners occupy the pitch in accordance with the Mobile Home Act 1983, as amended. None of the rules apply retrospectively.

1. No persons under the age of 16 may reside in a park home, with the exception of the park owners and his family or park warden.
2. Occupiers are at liberty to work individually from home by carrying out office work but not so as to involve other staff or workers using the park. Other business activities may not be carried out on the park.
3. The park owner is responsible for the electricity supply to the meter and said meter only.
4. For reasons of safety and ventilation the underneath of each home is to be kept clear and not used as a storage space.
5. All vegetation must be trimmed to within one metre from paths and roadways.
6. Fences or other means of enclosure are not allowed unless they are one metre from roadways, no higher than four feet for safety and removal and siting of mobiles, also homeowners must have approval of park owners (which will not be withheld unreasonably).
7. Where agents or park owner are involved in maintaining the pitch or park home a charge will be made to the occupier.
8. Digging up any pathways or roadways is strictly forbidden.

9. Homeowners must maintain the outside of their park home in a clean and tidy condition, where the exterior is repainted or re covered homeowners must use reasonable endeavours not to depart from the original exterior colour scheme.
10. Entrances to all site roadways to be kept clear for emergencies vehicles.
11. External fires including incinerators are not allowed.
12. No flammable substances may be kept on the park except in quantities reasonable for domestic use,
13. No explosive substances may be kept on the park.
14. Guns and firearms or weapons of any description must not be used on the park and must only be kept with a licence from the appropriate police authority.
15. Only one storage shed is permitted on each pitch. The design, size and standard of the shed must be approved by the park owner in writing (approval will not be withheld unreasonably) and so positioned as to comply with the parks site licence conditions.
16. Any structure erected in the separation space between park homes must be of non-combustible construction.
17. All occupiers are responsible of the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Containers must not be over filled and must be placed in the approved position for the local authority regular collections.
18. The deposit of any refuse or unroadworthy vehicles on any part of the site is strictly prohibited.
19. Musical instruments, MP3 players, CD players, radios and other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 11.00pm and 8.00am.
20. Fire hoses may only be used in case of emergency.
21. All external water pipes must be lagged by homeowners against potential frost damage; the homeowner will be liable for any loss of water due to their failure to do so or from any other failure on the section of the water service the homeowner is responsible for, i.e. from the ground level up.
22. Access is not permitted to vacant pitches. Building material, equipment and/or plant must be left undisturbed.
23. All vehicles must be driven carefully on the park and not exceed the displayed speed limit.
24. All visitors must park the front car park.
25. Parking is not permitted on roads or grass verges.
26. As required by law (road Traffic Acts and any replacement legislation) all vehicles used on roads on the park must be taxed and insured and be in roadworthy condition. All drivers must also hold a currant drivers licence for the category of the vehicle driven on the park.
32. Disused/unroadworthy vehicles must be removed from the park and the park Owner reserves the right to remove any vehicle which is apparently abandoned or stored.
33. You must not carry out the following works or repairs on the park
 - Major vehicle repairs involving dismantling of part(s) of the engine.
 - Works which involve the removal of oil or other fuels.

34. Other than for delivering goods and services you must not park or allow parking of commercial of any sort or light goods vehicles as described in the vehicle taxation legislation and vehicles intended for domestic use but derived from or adapted from such a commercial vehicle and including caravans and campervans. With the exception of commercial vehicles operated by the park owner and their family, park warden ect.
35. No pets allowed on the park except those which are housed in a cage or aquarium or similar and remain at all times in your home.

Nothing in these rules prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dog U.K. or any other successor body has issued you with an identification book or other appropriate evidence.