

Our Park Rules

The Grange 📍 Moorbarns Lane, Lutterworth, Leicestershire LE17 4RA



Preface — These rules should be regarded as a code of conduct for all Occupiers, they are to enable the management to comply with the requirements of the Authorities, encourage good standards, and preserve the privacy of each by the co-operation of all. Where agreements for the occupation of Homes are entered into, these rules form part of such agreement. Please note all applications for changes to a pitch must be submitted in writing to Monte Carlo and Parks The Grange Manager.

Homes Permitted

Only those of propriety make are permitted, they must conform to the requirements of relevant British Standards, Legislation, Local Licensing and Planning controls. The transfer of occupation of Homes or Pitches should be carried out in accordance with the Mobile Homes Act 2013.

Siting & Services

Any intentions to move a home within the park, or on or off a pitch and of mains services must be sanctioned by the Park owner, for further discussions on how this must be conducted.

Home Maintenance

- A. Homes to be kept in a clean sound condition at all times, wheels must not be removed, exterior decor to be repainted or otherwise restored as necessary as recommended by the Park Home Manufacturer.
- B. The Occupier is responsible for the maintenance, safety and repair of all services within the home outside of the manufacturers guarantee.
- C. The Occupier is also responsible for any damage caused to Mains services running under or over the pitch and garden.
- D. Electrical installations in park homes must comply with the requirements of NICEIC , National Inspection Council for Electrical Installation and once tested and approved must not be modified without notification and further test approval.

Pets

If the occupier has a dog on moving to the Park they may bring that dog but it must be kept under control on a short lead and not be a nuisance by frightening other users on the park. Indoor cats only allowed if consent in writing has been agreed with the park owner. All pet faeces must be cleaned and picked up and disposed of responsibly in your black bin. It is essential that dogs living on the park, must be contained by a fence no higher than 4'0" (1.2 metres).

Occupation & Use of Home

- A. Use for private purpose only restricted to the Occupier and members of his permanent household and short term bona-fide guests, not exceeding the number for which the Home was originally constructed where the Occupier is responsible for guests and or visitors conduct at all times.
- B. Subletting or sharing of whole or part thereof is strictly forbidden.
- C. Business use of the Home, Pitch, or Park is forbidden.
- D. No person under the age of 45 years old may purchase any home.
- E. No occupancy of touring caravans or motorhomes is allowed.

Pitch & Garden

- A. Private gardens where permitted must be kept neat and tidy.
- B. The Occupier is responsible to maintain the area around their home including weeding and sweeping and up. Grass cutting is undertaken by authorised ground staff on a regular seasonal schedule.

Those residents who have chosen to have a fence or have a dog and therefore need a fence, will be directly responsible for mowing the grass inside their perimeter.
- C. The planting of trees is allowed, but please seek advice from the Park Owner, and any trees or shrubs should be planted with consideration to other occupiers and must be authorised by the Park Owner.
- D. Outside groundworks around your home must have permission from the park owner with any such works to be carried out by approved tradespeople to stop unscrupulous practices and to ensure standards of the park are upheld.

For the benefit of all residents by promoting and maintaining community cohesion.

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Refuse & Waste Disposal

- A. Occupier to use dustbins supplied by the Council for re-cyclable and non- recyclable waste, these must be kept to the rear of the Home except when placed for council collection. If unable to access rear of homes with bins then please place in as discreet a location as possible.
- B. The council may also collect any surplus goods e.g. domestic appliances, furniture, etc. by pre arrangement.
- C. All garden wastes, grass cuttings etc. should be disposed of responsibly or removed from the Park. Bonfires or dumping of any kind thereon is strictly forbidden.

Pitch Number & Letter Box

The Occupier must clearly display their house number.

Access & Interference

Access to vacant pitches, interference with services, plant or materials anywhere on the Park is not permitted. No person should access another resident's garden without said resident's permission. Wandering around other resident's pitches is to be discouraged.

Insurance

The Occupier must be insured and indemnify the Park Owner against all third party risks, proof of which to be given to the Park Owners annually on renewal or when ever reasonably required.

Please Note — The Park Owner accepts no responsibility for any loss or damage of the Occupiers property. Therefore it is advisable for the Occupier to insure their home against loss or damage at the full new replacement value, making due allowance against inflation, including the disposal of said home.

Washing Lines

Rotary washing lines only are to be placed at rear of home where possible and to be removed when not in use. Do not bore or strike anything into the ground, spikes, forks or dog hooks etc.

Water

Occupiers must ensure that tap and valve washers are replaced promptly when necessary, and any suspected burst or leaking of pipes (especially underground) to be reported at once to the Park Manager. Fabric wipes including those that claim to be flushable and other personal hygiene and sanitary items are strictly not to be flushed in the toilet.

Structures, Fencing, Porches, Sheds Etc.

- A. When deciding style and standard of development the Park Owner has to conform to Site Licence and Planning conditions, as well as general and neighbours amenity
- B. The erection or construction of a Greenhouse, Pagoda or Fencing or other structure is subject to licence and/or planning conditions.
- C. Storage sheds must be fabricated of metal or a non-flammable material, and no larger than 10'x8'.
- D. No balconies or fencing to be erected without permission from the company
- E. Enclosed porches are strictly prohibited.
- F. All such structures to be kept clean, tidy and properly maintained.
- G. No addition, extension or external alteration may be made to the Park Home as specified by the manufacturer of the Park Home e.g. Stately Albion.

Children

The Occupier is responsible for the care and conduct of children in their custody and of visitor's children. Playing in or around fire points or other buildings, climbing of trees and riding bicycles other than on the roads is not permitted.

Weapons

It is forbidden to use or carry any loaded or uncovered weapons or other objects likely to give offence or to interfere with or disturb any flora or fauna on the Park. Violence, vandalism, drunken behaviour and foul language will not be tolerated in any form.

Fire Precautions

- A. **A FIRE EXTINGUISHER** as approved by the Park Owner or fire authority, is advisable to be installed by every Occupier, a fire blanket for use in kitchens, an extinguisher for general use are recommended by Leicestershire Fire Authority.
- B. **FIRE EQUIPMENT** points throughout the Park are for emergency use only and must not be interfered with, by children especially and should not be used for the washing of cars or watering gardens.
- C. **GAS CYLINDERS** should be kept outside the Home under well ventilated conditions.
- D. **ALARMS** : a working and in test smoke and carbon monoxide alarm are of paramount importance and are required by law.
- E. **OPEN EXTERNAL FIRES & BONFIRES** are forbidden. Manufactured barbecues using correct fuel may be used with consideration and care, at Occupiers own risk, When in use consideration must be given to neighbours, for example a neighbour who has washing on a rotary line. Do not use a BBQ near any homes, common sense is needed. An LPG warning sign must be on display both on the BBQ and the shed where the fuel is stored.
- F. **STORAGE OF PETROL** should be avoided, if essential limited to one gallon in a purpose made container for the product, and not to be stored within or under the Home in any circumstances. Owners using bottled oxygen for medical reasons, are responsible for making the fire authorities and park management aware.

CCTV

Cameras and smart doorbells, such as Ring, maybe installed by residents to protect themselves and their property. However, Data Protection Law says that people who capture images or audio recording from outside their property boundary using a fixed camera e.g. CCTV camera or video doorbell should tell people they are using recording equipment by putting up visible signage to that effect.

Further information on this and other home security measures can be found online at www.leics.police.uk

Other

No boats, trailers, motor homes or towable objects are to be sited or left on the park.

Motor Vehicles, E-Scooters & Parking

- A. **Two cars only per home.** All vehicles must be fully taxed and insured as for public roads, and driven carefully and courteously within the Park, observing the speed limit, of 5 miles per hour and all drivers licensed and insured in accordance with the law.
- B. No car repairs are permitted on the park, except for AA, RAC, Green Flag Home Start.
- C. Vehicles must be parked only where the company directs, and considerately, not on any slate or other pitches. must not cause any obstruction, must not be left or parked on the road or grassland and to allow for access for emergency vehicles.
- D. Strictly no drink driving nor learner drivers. At the park owner's discretion, the company may refuse a vehicle to enter the park without giving a reason. Commercial Vehicles are only permitted to enter the park with written permission.
- E. The use of e-scooters on a private residential park is with the sole permission of the Park Owner (Monte Carlo Parks). Permission must be applied for in writing on an individual basis. Any response from the Park Owner must be communicated to the Residents Association in writing. An e-scooter is classed as a motor vehicle and drivers must abide by and will be subject to the same rules as other vehicles on site and as defined above including driving under the influence of drink or drugs. In addition, the following caveats shall apply:
- F. All drivers of an e-scooter must present insurance with public liability insurance to the Park Owner and the Residents Association prior to driving within The Grange.
- G. Any e-scooter driver, whether they own the e-scooter or not, will be bound by the terms above. Any resident owning an e-scooter shall not encourage other residents, their guests or visitors to "try out" the scooter. The owner and the driver shall both be held responsible if injury or damage is sustained to person(s) or property.
- H. E-scooters shall be limited to 5mph within the Park and used solely for transport from A to B and return and not for recreational purposes.
- I. At the Park Owner's discretion e-scooters, as with all other motor vehicles, may be refused on site without giving a reason.
- J. Courtesy shall be shown by e-scooter drivers to all persons and other vehicles on site at any time. Inconsiderate driving causing nuisance or hazard of any kind will not be tolerated on The Grange.

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Noise

Noise from musical instruments, radios, record players, TV's, motor vehicles, lawn mowers and other appliances or persons, must not be permitted to cause a nuisance to others at any time, especially between the hours of 10.30pm and 8.00am. Dog barking excessively is also not acceptable. Also the requirements as per the law of The Music Licence, a licence needs to be obtained, if any music is to be played publicly outside on the park by any or all residents.

Emergency & General Contact Details

Should you require further information regarding any of our Site Rules, or indeed to consult with a member of your Park Management Team, or if there is an emergency relating to your property or the park, please use the following contact details:

Telephone (Office : Daily 9am to 5pm) — 01780 782 344

Telephone (Site Manager) — Steve Russell : 07739 823 452

Telephone (Operations Director) — David Clayden : 07599 298 590

Creating Exceptional Communities

Thank you for adhering to these rules. Together we can create a great place to live for all of our community at this Park.

— Your Management Team.