Site Rules of Green Orchards Mobile Home Site:

Take Reasonable Care. The tenant, and those living with or visiting the tenant, will take reasonable care not to cause or allow damage to be caused to the accommodation, decoration, fixtures, fittings, furnishings, the common parts and property of neighbours.

Parking and Speed. Tenants are to park their vehicles in their driveways. Please do not park at the front of your property. Please keep your speed to a minimum at all times – daytime, late at night and early mornings. There is a site speed limit of 5mph.

Pets. The tenant must not keep any domestic pets without the prior written consent of the landlord.

Refuse. The tenant must ensure that household refuse is placed in bin liners, sealed or placed in a wheelie bin. The local council's arrangements for refuse collection must be complied with and by putting all the household rubbish out for collection only on the day designated for collection.

Fire Safety. The landlord will be responsible for ensuring that all electrical, gas and fire safety equipment meet the current requisite safety standards/regulations.

Right of entry. The landlord has the right to enter the accommodation for inspection or to carry out repairs or maintenance to the accommodation or the utilities serving it, at reasonable times during the day on 48 hours' prior written notice, except in cases of emergencies.

Repairs. During the course of the tenancy, the landlord will carry out repairs or other work necessary to make the accommodation fit to be lived in. The landlord or his agent will take care of the tenant's property when carrying out such repairs. The landlord will keep in repair and in proper working order:

- The structure and outside of the property.
- The exterior paintwork of the property.
- Installations for supply of the gas, water, electric and water- heating.
- Appliances for making use of the supply of water, gas, electricity or other sources of heating.
- Installations for sanitation (for example sinks, baths, showers, toilets).
- Installations for the detection of smoke, fire, carbon monoxide.

Defective fixtures and fittings. The landlord will repair or replace any of the fixtures and fittings, supplied by the landlord in the accommodation, which become defective; and will do so within a reasonable period of time.

Duty to report. The tenant must report any damage to the accommodation, or the common parts, or the need for repairs or maintenance, as soon as reasonably practicable. The tenant must immediately report to the landlord any emergencies affecting the accommodation including interruption to the supply of water, gas and electricity.

Reasonable care and maintenance. The tenant is responsible for taking reasonable care of the accommodation. This includes carrying out minor routine maintenance, replacement of appliances and internal decoration. The tenant must keep the accommodation in a reasonable state of cleanliness and decoration. This also includes your driveway, garden and frontage, which is all expected to be kept tidy and weed free.

Repairs through tenant fault. The tenant is responsible for repair (including replacement) of damage to the accommodation, or loss of any of the fixtures and fittings, caused through the fault of the tenant, anyone in the tenant's household or visitors of the tenant. The tenant must bear the cost of clearing blocked drains caused by dirty gully traps, or clearing waste pipes inside individual dwellings where the obstruction has been caused by misuse. The tenant is responsible for the cost of replacement or additional keys.

Alterations. The tenant is not entitled without the prior written permission of the landlord to:

- alter, improve or enlarge the accommodation;
- add new fixtures or fittings to the accommodation;
- erect any type of sign, flag or advertisement visible from outside the accommodation;
- erect a shed, garage or other structure at the accommodation;
- decorate the outside of the accommodation;
- change any of the locks in the accommodation or add new locks.