

MEADOWBANK PARK, HAMNISH, LEOMINSTER, HEREFORDSHIRE
SITE RULES – OCCUPIERS COPY

1. STATUS

The park is licensed with the local authority as Residential. All unit occupiers are responsible for paying their council tax on their units

2. CHARGES

Ground rent is payable monthly on 1st of each month.

3. SEWAGE & REFUSE

It is in all unit occupiers interest that toilet paper ONLY is used in all toilets. A blockage in the system is inconvenient and very unpleasant for everyone on the park. If a blockage does occur and it can be traced to a particular unit, a charge of £25 will be made for the drain clearance. PLEASE ensure great care is exercised. ALL DOMESTIC REFUSE must be placed in the bins provided, within the designated area at the park entrance.

4. INSURANCE

All residents are responsible for insuring their own units.

5. FIRE PRECAUTIONS

All units must have fixed, in a prominent position, fire extinguishers and fire blankets.

6. VEHICLES - LIABILITY

The park speed limit is 5 mph. ALL DRIVERS must, at all times, keep to this. All persons driving on the park must do so with the GREATEST CARE.

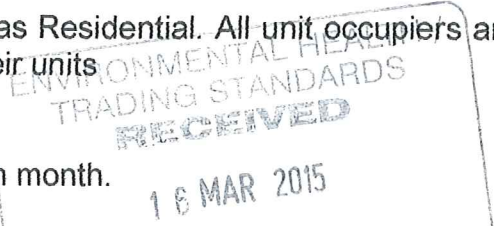
Please be aware there may be Children and / or Animals on the roads of the park. PLEASE SWITCH OFF LOUD MUSIC FROM THE CAR WHEN ENTERING THE PARK. This avoids causing nuisance or annoyance to other residents on the park. All driving must be kept to the roads. Please do not park on the grass. Ideally, one car is allowed to park alongside each unit, however, where there is room for two cars and the unit occupiers own two cars, this is permissible. It is suggested that occupiers provide slabs for parking purposes. Under no circumstances are cars allowed to accumulate at any unit. Any cars left in a derelict state, parked by a unit, or in a car parking area, will be removed from the park and the owner charged accordingly.

Vehicles are admitted to the park on condition that the management shall not be liable for loss or damage to:

- a) Any vehicle.
- b) Personal belongings in said vehicle.

7. KEYS

It is advisable that all residents leave a spare key with the Manager / Office in case of emergencies.



8. DOGS

Dogs are permitted on the park and are restricted to one small dog per unit. Management has discretion over the size of the dog.

Owners are at all times liable for the behavior of their dog whilst on the park. Dogs must at all times be kept on a lead not exceeding 6 foot and are not permitted to despoil the park.

9. ELECTRICITY

Electricity is payable by way of cards purchased from the office at a cost of £6 per card.

10. YOUNG CHILDREN

No children are to be domiciled on the park. Visiting children must be supervised at all times by an adult whilst on the park. Please note: This park has VERY DEEP POOLS that are totally unsupervised.

11. CARAVAN/UNIT SALES

For all units sold on the park, the buyer will be responsible for paying up to 10% of the sale price of the unit to the park owner.

Ideally buyers should be 55 years or over, semi-retired or retired. However, this age limit may be reduced to 45 if the retirement status is met.

Units can only be sold on the park that are in a good state of repair.

12. SUB-LETTING

Permission to sub-let must be obtained from the management. This will not be unreasonably withheld, providing the park rules are adhered to. Owners are requested to ensure that their tenants comply with the park rules and do not abuse the park. Owners and tenants who fail to comply with the park rules will be required to leave the park.

13. GENERAL

- a) Management is responsible for the upkeep and general presentation of all areas of the park, other than at b).
- b) The area under and around the occupied unit is the responsibility of the owner and must be kept free of rubbish, long grass, weeds etc. Nothing is to be stored under the units.
- c) Please inform the park management should you wish to erect fencing or a garden shed at your unit for their approval.
- d) Televisions, Radios, Music etc. Must be used in such a manner as NOT TO ANNOY NEIGHBOURING RESIDENTS.
- e) It is expected that the park will be quiet between the hours of 11pm and 7am.
- f) Everyone on the park will ensure that they do nothing in any way to offend, embarrass or annoy other residents.