

Lune View Residential Park
Station Road
Halton
Lancaster
LA2 6L

Park Rules

Park Rules applicable from 1 January 2006

The Park Rules supplement the occupiers undertakings detailed in Part IV of the Written Statement under Mobile Homes Act 1983.

Pitch Fee

All occupiers are required to pay an annual pitch fee. The fees are accepted on the basis and clear understanding that the occupier and his or her guests at all times abide by the terms of the Written Statement under Mobile Homes Act 1983 and the Park Rules and must not do or cause to be done anything which would constitute a breach of any of the conditions of the site licence. The owner will not be liable for any losses incurred by an occupier and his or her guests.

Occupation of Mobile Home

After first purchase occupiers must be aged 55 or over. Letting of a home for any purpose is not allowed.

Children

No child is allowed to become resident on the park except as may be provided in writing by the owner. Children must be supervised by a responsible adult and must not play on the site roads or in the vicinity of the site entrance

Behaviour

Occupiers and his or her guests must not on the site or in the home

Commit any criminal offence or use the home for the furtherance of any criminal activity.

Commit any acts of vandalism or nuisance.

Keep or carry any firearm or any other weapons.

Use any unlawful drugs.

Not to build

Not without the written consent of the owner and then only in accordance with the requirements of the local authority to carry out any building works or erect any porches, balconies, sheds, garages, outbuildings, fences or other structures on the pitch

Drains

No nappies, teabags or other similar articles must be put down the toilets. Any occupier causing a blockage will be charged for the cost of any rectification.

Refuse

Unless individual bins are provided by the Local Authority all refuse must be placed in the appropriate waste bins provided by the park owner.

Fire

Each home must be equipped with a fire extinguisher. Fire fighting equipment is provided at strategic points around the park.

Washing Lines

2/2

Washing lines are not permitted on pitches. Rotary dryers are permitted on pitches.

Electrics

All occupiers are requested not too tamper with any electrics at anytime. Should you require any help or assistance with electrics, then please request a registered electrician.

To Maintain Pitch

Changes to the ground and pathways around the mobile home is not allowed.

Trees & Bushes

Occupiers are not permitted to plant trees and bushes except in approved containers.

Sale of Home

You agree to write and tell us if you are putting the home on the market for sale and confirm to us every two months that it remains for sale. For sale signs must be approved by the owner.

In accordance with Part III of the Written Statement under Mobile Homes Act 1983 the commission rate is 10%.

You agree to write to us the agreed price if you intend to sell the home to a third party (but not in the case of a family member) and we are entitled within seven working days of receiving your letter to buy the home from you for the same price. If we buy the home from you in this way we only deduct from the purchase price we pay to you sums which are lawfully due to us under the agreement to include commission in accordance with Part III of the Written Statement under Mobile Homes Act 1983 and any sum needed to settle any outstanding finance.

Pets

With the written consent of the owner pets are permitted on the site but must be kept under strict control at all times and must be exercised off the site. Dogs must be kept on a short lead at all times in public areas throughout the site. Any fouling on the site should be cleaned up by the dog owner. Dog owners not exercising proper control will be asked to remove their dog from the site.

Speed Limit

The site speed limit is 5mph. Please always be aware that there could be children or persons with disabilities on the site.

Parking

No parking is permitted on site roads. Occupiers and guests should park in the drives provided with each home.

Trespass

Please do not trespass on other occupiers pitches.