



CASTLETON PARK RULES

These rules are made for the benefit and safety of all Mobile Home occupiers and you are asked to ensure they are complied with.

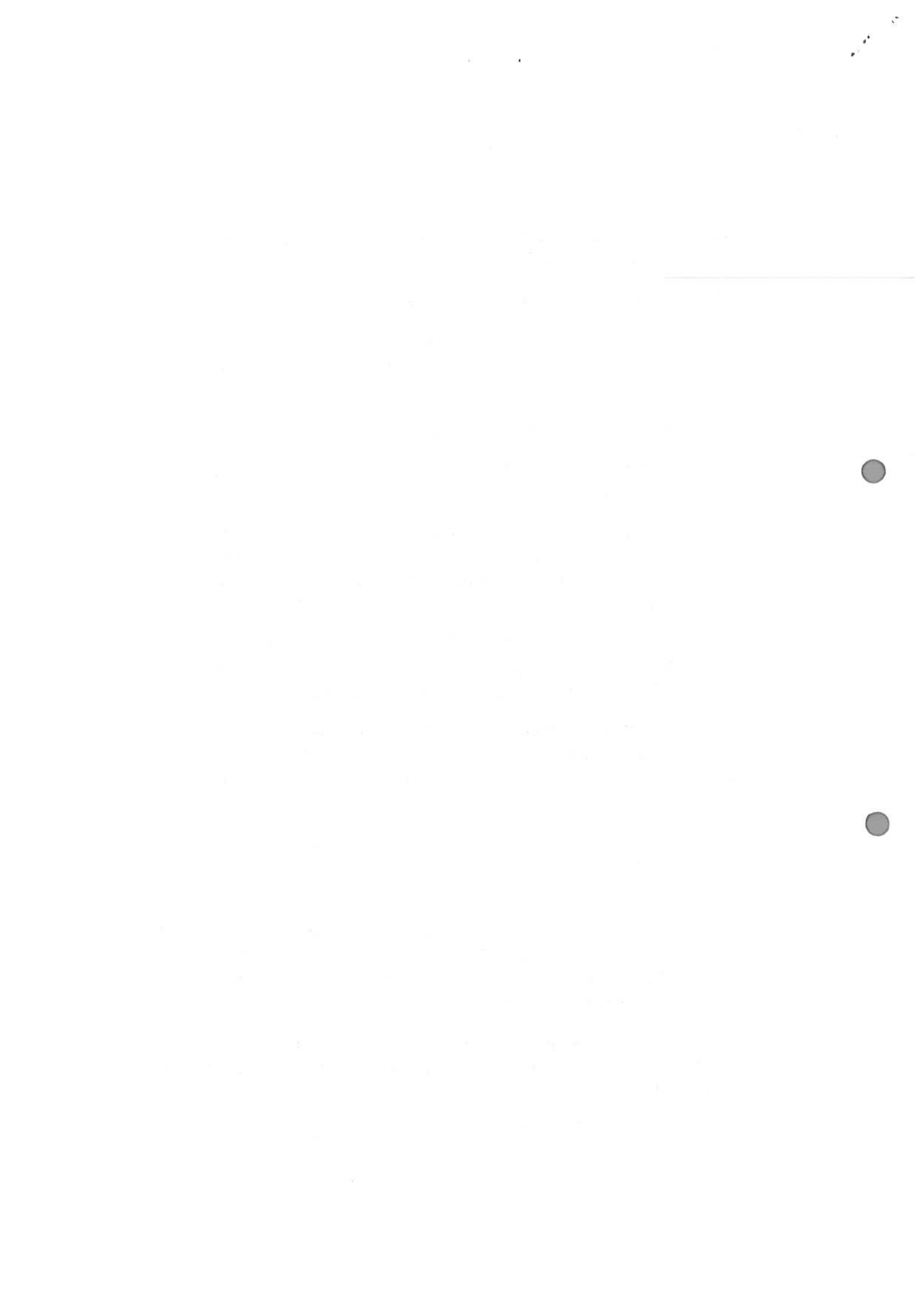
You are asked to familiarise yourself with the following rules because they form part of the agreement by which homeowners occupy the pitch in accordance with The Mobile Homes (Wales) Act 2013.

Mobile Home occupiers are reminded they have a responsibility to comply with the conditions of the site licence issued by the Vale of Glamorgan Borough Council for Castleton Park.

- 1. Castleton Park is a retirement park. All new residents must be over 50 years of age.**
- 2. The keeping of pets, small dogs and cats are welcome, although they must not be allowed to roam the park freely unleashed or cause nuisance or danger to other occupiers.**
- 3. Pitch fees are payable monthly in advance on the 1st of each month or the next earliest working day if the 1st of any month falls on a weekend or Bank Holiday.**
- 4. Occupiers are reminded that they own and are responsible for the condition of their Mobile Home.**
- 5. All gardens must be kept neat and tidy at all times. The planting of trees and shrubs or the erection of fences is subject to the park owners prior approval of types and position where fencing is approved this must be no more than 1 meter high. Existing trees and shrubs must not be cut down, removed or damaged.**
- 6. Household refuse must only be placed outside on the evening before**

collection is due. All refuse must be in tied plastic sacks. All rubbish and empty gas cylinders must be disposed of off the park. Bonfires and burning of rubbish is forbidden.

- 7. Washing lines are to be reasonably screened from view.**
- 8. The space between the concrete hard standing and the underneath of the park home must be kept clear at all times and it must not be used for storage.**
- 9. No timber sheds, porches or decking are permitted.**
- 10. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.**
- 11. For the purpose of the Mobile Homes Act 1983 (as amended) and the site licence, Mobile Homes must at all times be capable of being moved. Fixed wheels attached to and used for manoeuvring the home must not be removed.**
- 12. It is to all occupiers benefit for each home owner to ensure their home contains a fire extinguisher of an approved type and a smoke detection system. Both should be maintained in good working order.**
- 13. Occupiers are responsible for ensuring that their electrical and gas installations and appliances within their mobile home comply at all times with current legislation and/or code of practice and are certificated as such periodically.**
- 14. Occupiers are responsible for all electrical cabling from the meter installation to the mobile home and all piping where it emerges from the ground.**
- 15. It is the residents responsibility to ensure that the residents guests and their children do not cause nuisance on the park. All residents are reminded that visitors whilst visiting the park, are the responsibility of the resident they are visiting.**
- 16. Musical instruments, record players and other equipment or machinery must not create a nuisance by their use particularly between the hours of 10.30pm and 8.00am.**
- 17. Access to vacant pitches or other land the responsibility of the park**



owner is not permitted. Building materials and/or plant and machinery belonging to the owner must not be disturbed.

- 18. On no account must fire hoses be used for any purpose other than fighting fires. It is the responsibility of all residents to ensure that they are aware of the action to be taken in case of a fire- if in doubt please consult the notice board.**
- 19. No person may keep or discharge firearms or air guns of any description on the park. No weapons or other objects likely to cause offence are permitted on the park.**
- 20. Cars must not be parked on roadways, grass verges or in a position to block the entrance to the park. Parking should be on the prescribed areas. It is the residents responsibility to ensure that their visitors observe this rule. All vehicles are limited to a 10mph speed limit around the park.**
- 21. No commercial vehicles, touring caravans or camper vehicles are permitted to the park or to be stored on the park.**
- 22. You must hold a current driving licence, and be insured to drive any vehicle on the park. Disused or unroadworthy vehicles must not be kept anywhere on the park, we reserve the right to remove any vehicle which is apparently abandoned.**

