

Lower Lodge Residential Mobile Home Park Rules

- 1 Mobile homes of proprietary manufacture and forming to the definition contained in the Mobile Homes Act of 1983 will be accepted on the park.
- 2 The external colour must be one approved by the owner of the park. The home and garden must be kept in a tidy and satisfactory condition by the home owner.
- 3 All homes must be bricked or skirted with a fire proof material approved by the park owner. The area underneath must be kept clear of flammable items.
- 4 All gas/oil/electrical installations must be carried out by qualified installers and a valid safety certificate to be provided when sold.
- 5 All homes to be insured by a recognised company and all homes must have a fire extinguisher.
- 6 Each home must have an approved refuse receptacle with a close fitting lid and must be kept to the rear of the property where possible.
- 7 Storage sheds must be fireproof and of a design and colour approved by the park owner.
- 8 Clothes lines must be of a rotary type and sited at the rear of property wherever possible.
- 9 No porches, conservatories or extensions to be erected without the prior permission of the park owner and appropriate local authority planning laws.
- 10 The erection of fences must have written permission of the park owner and conform to council bye laws i.e. no solid fencing except for park perimeter.
- 11 No fences to extend beyond the frontage of home except for soil retention which must be of a height and material approved by the park owner.
- 12 Flowers and shrubs in roadside borders must not project into the roadway.
- 13 All vehicles must be driven carefully with a maximum speed limit of 10mph and all must adhere to the one way system.
- 14 No more than two cars per household. No commercial vehicles over 500 kilos to be left on the park overnight. No untaxed vehicles to be left on visitors car park.
- 15 Where it is not possible for a home to have a parking pad they will be allocated one numbered parking space. Parking on roadway is strictly prohibited by residents and visitors except for loading and unloading. Visitors must use approved car parks.
- 16 Disused vehicles must be removed from the park. The use of car ramps and major mechanical repairs to any type of vehicle is not allowed. Park maintenance vehicles are exempt from this.
- 17 No touring caravans or motor homes allowed except for loading and unloading.
- 18 Musical instruments, radios etc must not be used to cause a nuisance especially between the hours of 11.00pm and 8.00am.
- 19 Residents or their relatives will not use abusive or threatening behaviour towards other residents, failure to comply could lead to legal action.
- 20 Residents are responsible for the behaviour of any children visiting the park, ball games, skate boards and any other play activities are not allowed on roadways and car parks.
- 21 Strictly no lodgers are allowed without the prior consultations with the park owners and permission granted.
- 22 Each resident is to ensure that their visitors are to respect other peoples plot boundaries and abide by the park rules.
- 23 One dog per household may be permitted; this permission is granted on the clear understanding of the following.
 - A) Dogs must be confined to the home owners plot.
 - B) All dogs must be on a lead at all times when away from the owners plot.
 - C) Dogs must not cause a nuisance or disturbance to others.
 - D) Dogs must not be allowed to foul any area of the park.Failure to observe any of these requirements will result in the offending animal being barred from the park.
- 24 Rent to be paid by standing order or by a method agreed with the park owner.
- 25 This is a semi/retirement park for persons 50 or over with no dependent children of any age.
- 26 The park owner must be informed of the sale or gifting of home in accordance with current legislation (Details of which can be obtained from IPHAS)