



Greencombe Ltd.

Corner Croft, St Michaels Road, Penkridge, Stafford ST19 5AH

E-mail dicarroll@cix.co.uk

Tel : 01785 712574 Fax: 01785 711088 Mobile 07973 541742

01 September 2008

STATEMENT OF TERMS: MOBILE HOMES ACT 1983

The following Express Terms of occupation of any plot on the Park are essential for the good management of the Site and are devised for the overall benefit of all who use the Site.

1. DEFINITIONS

- a. The licensee of the Park Home is hereinafter called the Resident.
- b. The Site Operator is hereinafter called the Site Owner.
- c. Only Park Homes are allowed on the Site, designed for human habitation and capable of being moved by a transporter.
- d. The term Plot is the area of land on which the Park Home is positioned.
- e. This Statement incorporates terms implied under the Mobile Homes Act 1983.

2. TERMS AND CONDITIONS

The Resident shall observe and perform all the requirements of the Site Owners, the Local Authority and the Planning Authority.

3. BUSINESS ACTIVITIES

No business, trade or profession may be exercised or carried out on the Park, except by written permission of the Site Owners. The overhaul and repair of vehicles for resale is regarded as a business.

4. CAR PARKING

Cars must be parked tidily on the positions indicated by the Park Owners. The Resident will not be permitted to drive or park trucks or large vans on the Park. Cars are allowed on the Park to pick up or drop passengers only, as the roads must be kept clear for any emergency. Cars are not allowed to park on the road at any time, or to use lawns for parking and turning around.

Directors : Mrs D Carroll Mr S Worrall

5. CLEANLINESS

The Resident is responsible for the cleanliness of the plot and its surroundings and must keep the area underneath the Park Home clean and tidy throughout the year. All gardens are the responsibility of the Resident and alterations must be with the approval of the Site Owner. The Resident must keep subsequent alterations, in good order. Park Homes must be maintained in good order, internally and externally.

6. OVERCROWDING

The number of persons occupying a Park Home shall not exceed the number for which the Park Home was designed.

7. VERANDAHS/PORCHES

These must only be constructed with the full approval of both the Site Owners and the Local Authority and in no way infringe upon the Local Authorities conditions as far as distances between Park Homes, or Park Home and roadways are concerned. The responsibility of these conditions is entirely with the Resident.

8. FIRES

Owners must comply with Fire Prevention Instructions displayed or issued from time to time. **EXTERNAL FIRES ARE FORBIDDEN.** For those Residents who still have coal fires, they must ensure that no sparks are discharged from the chimney of the Park Home and that the chimney and cowl are kept in good repair.

9. LETTERBOX

The Resident must provide a letterbox on the plot, in a position easily accessible to the postman and to number the plot to the direction and satisfaction of the Park Owners.

10. SANITATION

Strict attention to sanitary detail is imperative and the facilities must not be misused in any way.

11. WASTE WATER

All drains for wastewater must be kept clean and disinfected. The Resident must not permit wastewater to be discharged into the ground anywhere.

12. REFUSE DISPOSAL

The Local Council has provided each Park Home with a regulation wheely bin. All rubbish, including kitchen and garden refuse must be deposited in these bins and not disposed of in any other way. The Site Skip is for the use of Site maintenance rubbish only, or with special permission from the Site Manager.

13. LIABILITY

The Site Owners will not accept any liability whatever for the loss or damage to the Park Home or its contents or the possessions of the Residents or their visitors. The Resident must insure the Park Home.

14. NOISE

No machinery or other noise making implements may be used at unreasonable times. The same ruling will apply also to other noise, musical or otherwise caused by the Park Home Resident, his family or his visitors.

15. TRAFFIC CONTROL

All vehicles must be driven with great care whilst on the Park, using the one way system and heeding the sleeping policemen and must keep to the roads and parking places. The speed limit of 10 M.P.H. must be observed at all times.

16 TEMPORARY BUILDINGS

No temporary buildings or structures of any kind are allowed, without the prior consent of the Site Owner.

17 WASHING

Washing must be hung out with due consideration to other Residents and only on the temporary lines.

18 CHARGES

The Site Owners allot plots. No change of plot or position can be made without permission from the Site Owners. No Park Home may be offered for sale on Site, without first consulting the Site Owners. All prospective Residents to be approved by the Site Owners. A standard fee of 10% is payable to the Site Owners on all

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transactions in any prospective sale.

19 CHARGES

All charges are payable in advance and must be paid regularly on the days and at the times required by the Site Owners.

20 TERMINATION OF SITE LICENSES

Either party, in accordance with the Mobile Homes Act 1983 may only terminate the Agreement.

21 SUBLETTING

Subletting is unreservedly forbidden. Any breach of this condition will result in the immediate termination of the license.

22 DOGS AND OTHER DOMESTIC ANIMALS

Dogs are not allowed on the Site. Any casual visitor with a dog must keep it on a lead. Other domestic animals may not be kept without prior approval of the Site Owners. Cats are NOT allowed.

23 LAGGING

All the exterior water pipes must be heavily lagged for the winter. This is the responsibility of the Resident.

24 CHILDREN

After considerable thought, the management has reluctantly decided that there is, of necessity, a certain nuisance value when children appear on the Park. However, conscious of the hardship that could be created by a firm 'no children' rule, it asked that Residents make other arrangements within two years of the birth of the child.

25

It is expressly agreed that the Resident will fully reimburse the management in respect of any damage suffered by them as a result of the Resident's negligence or breach of these rules, by himself or anyone connected with him.

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These rules may be amended and added to, by the Management from time to time and such amendments or additions will be posted to each Resident. When this has been done, the amended rule will apply in place of the one appearing herein and any additional rule will apply as though it were included herein.

I AGREE THAT I HAVE RECEIVED A COPY OF THE STATEMENT OF TERMS ACCORDING TO THE MOBILE HOMES ACT 1993 AND UNDERSTAND THAT I MUST ABIDE BY THEM.

Signed.....

Greencombe Ltd



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