



F&R Light Park Homes LIMITED



Site Rules – Valley View & Shirmart Park, Halsinger, Braunton, North Devon, EX33 2NL

The below rules are in place to ensure the park is well managed at all times and enjoyable to those who live on the park. All residents have the right to quiet enjoyment of their homes and plots without hindrance from any other residents, park owner/s and staff.

In addition to the below rules all conditions of the Site Licence issued by North Devon Council must be adhered to at all times. (A copy of the site licence may be viewed at the site office, Shirmart Park).

General Park Rules

1. Only those aged 50 (fifty) and above are allowed to own and permanently occupy a home at Shirmart Park. With exception of the park owner/s and their family and any employed warden or maintenance personnel.
2. Homes may only be occupied by the home owner/s and their family/ guests. Homes are not to be sublet for residential or holiday purposes.
3. The home owner is fully responsible for the actions of their guests while they are on/ visiting the park.
4. Residents will not do anything that may cause offence or inconvenience to other residents, the park owner/s, their family or staff.
5. Ball games are not permitted on the park.
6. The site water fountains contain deep water and are constructed of very heavy free standing stone components. Please ensure that you or your visitors do not play in or near the water fountains. The site owner/s are not responsible for any incidents to residents and their guests.
7. Wheelie Bins must be stored out of site and only put out on or the evening before collection day.
8. Rotary washing lines may be used at the rear of homes only. Washing must not be put in a position that is viewable from the parks roads.

Vehicles, Traffic and parking

1. The parks speed limit is strictly 5MPH this is for your own safety and respectful to other residents.
2. The parks one way system must be adhered to at all times.
3. Cars/ vehicles must be parked on your driveway in a fashion that will not cause any inconvenience to other residents at all times.
4. Campervans, Motorhomes or touring caravans are not permitted to be kept on the park with the exception of any site run caravan storage area (Shirmart Park only). Valley view residents are permitted to park/ store one motorhome or touring caravan on their driveway. This is due to the layout of the homes on Valley View and will not cause any visual inconvenience to other Valley view residents.
5. The parks roads are to be kept clear at all times. This is to allow clear movement of emergency service vehicles.
6. Visitors must park either within the designated visitor parking bays or on your driveway. You are responsible for your visitors while they are on the site.
7. No vehicles are to be parked where access will be blocked or compromised.
8. Vehicles must not drive or park on the village greens.
9. All cars must have tax, MOT, insurance and be road worthy. No non road worthy cars are to be stored on the park at any time.
10. Other than general car services no major car works may be done on the park. Cars must not be left jacked up or in pieces and on view to other park residents.

Maintenance and park boundaries.

1. The parks boundary hedges and trees remain the property of the park owner/s. You should not remove or destroy any of the boundary hedging. Fine trimming is allowed only with the permission of the park owner/s. The parks hedged boundaries provide privacy to both park residents and the local community. They also act as housing for wild life.
2. The centre greens, fountains, roadways, entrance walls, entrance gates and all communal areas will be maintained by the park owner/s or staff at all times.
3. You are responsible for the maintenance of your plot including boundary fences and must ensure that it is kept in a good, clean and safe standard at all times.

The strip of land outside the park to the left and right of the park entrance is not the property of the park owner/s. This land is very boggy and at times contains deep water. We advise you and your visitors to keep away from this area at all times. We have maintained the above mentioned strip of land since taking ownership of the park. This is maintained for the visual benefit of the park and drainage reasons only. The park owner/s do not have any obligation to maintain this strip of land and do not accept any responsibility for any issues or incidents.

Pets

1. We are a pet friendly park. All dogs must be kept on a lead and exercised off the park. You must not allow your dog to foul anywhere on the park. In the event that your dog does foul on the park please ensure that you clean it up immediately and dispose of responsibly.
2. You are responsible for your pets and must at all times insure that they do not cause any inconvenience to other park residents, park owners, staff or visitors.

Sewerage and Water

Shirmart Park is situated in a rural area and does not have the benefit of mains water or mains sewerage. Our water is supplied by a private bore hole and we use bio tech eco-friendly sewerage plants. The park owner/s will ensure the correct environment agency licenses are held in order to ensure the correct use of these services.

Water

1. The park owner/s provide treated natural mineral water direct from our bore hole well.
2. Hoes pipes should not be used during the summer months or months of low rainfall/ droughts. This is to ensure continuous supply.
3. Water pressure will be reduced in the event of a power cut.
4. Water butts may be installed and used for cleaning cars/ watering gardens.

Sewerage

1. Please do not put any cooking fats down the drain as this will block up the bio tech systems.
2. No sanitary items, wet wipes, kitchen roll/ towel, food wastes or condoms should be flushed down the toilet.

Again this will block up the bio tech systems.

3. Any blockages should be reported to the park owner/s ASAP.

The water and sewerage charge is currently £20.00 per month (2015). This charge is based on the current costs of the environment agency discharge license, maintenance of the Bio Tech systems and electricity used to power the plants. This charge may increase if the cost of maintenance/ licences or electricity increase. Written notice will be provided in the event that an increase is necessary.

Declaration

I/

We _____

(Print Name) _____, Shrimart Park, Halsinger,
Braunton, North Devon, EX33 2NL

Accept the attached park rules and agree to adhere to them at all times.

Signed _____

Date _____