



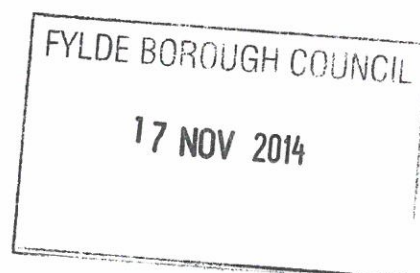
LAMALEACH PARK ESTATES LLP

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14th November 2014

Mr M Duck
Senior Environmental Health Officer
Fylde Borough Council
Town Hall
Lytham St. Annes
Lancashire
FY8 1LW



Dear Mr Duck

LAMALEACH PARK ESTATES – DEPOSIT OF SITE RULES

Following completion of a Site Rules consultation, I enclose the Site Rules which are being implemented on our Park.

Yours sincerely

P, M & J Lancaster and R Ross



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LAMALEACH PARK ESTATES

Park Rules

In these rules: 'occupier' means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983 applies or under a tenancy or any other agreement. 'You' and 'your' refers to the homeowner or other occupier of a park home. 'We' and 'Our' refers to the park owner.

These rules are in place to ensure acceptable standards are maintained on the park, which will be of general benefit to occupiers. They form part of the Agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983, as amended.

1. Public places and paths should not be littered in any way.

2. **EXTERNAL DECORATION**

Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered, homeowners must use reasonable endeavours not to depart from the original exterior colour scheme.

3. **PITCHES**

Private gardens must be kept neat and tidy. You must not erect fences or other means of enclosure unless they are of a size and type that have been given approval in writing by the site owner (which will not be unreasonably withheld or delayed). Fences and any other means of enclosure must be positioned so as to comply with the park's site licence conditions and fire safety requirements.

4. **STORAGE**

Only one storage shed shall be permitted on each plot. Where you source the shed yourself the design, standard and size of the shed must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed 8ft x 6ft (2.42m x 1.87m). You must ensure that any shed or other structure erected in the separation space between park homes is of non-combustible construction and positioned so as to comply with the park's site licence conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home.

5. **VEHICLES**

You must drive all vehicles on the park with care and within the displayed speed limit. You must not park more than one vehicle on the park. Additional cars are not permitted without prior permission of the park owner. Parking is not permitted on the roads or grass verges. You must not park anywhere except in the permitted parking spaces.

Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:

Light commercial or light goods vehicles as described in the vehicle taxation legislation and it is not permitted to park vehicles such as motorhomes, touring caravans etc. on your plot except by prior permission granted by the park owner.

Disused or un-roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

It is not permitted to carry out the following works or repairs on the park:

- (a) major vehicles repairs involving dismantling of part(s) of the engine
- (b) works which involve the removal of oil or other fuels

6. REFUSE

You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. You must not have external fires, including incinerators.

7. PETS

Not more than one dog or one domestic cat per home (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all). You must keep any dog or cat under proper control and you must not permit it to frighten other users of the park. You must keep any dog on a leash not exceeding 1m in length and must not allow it to despoil the park. Existing pets must not be replaced without prior permission from the park owner – with the exception of guide dogs.

8. AGE OF OCCUPANTS

No person under the age of 50 years may reside in a park home. The park owner reserves the right to accept semi-retired or retired persons over the age of 50 only when granting consent to sell or assign in situ.

9. Occupiers will be held responsible at all times for the conduct of their visitors including grandchildren who shall not be permitted to play around any public building, on the car parks or in the area of the entrance of the park.
10. Home owners are responsible for ensuring that a smoke alarm and carbon monoxide detector be fitted and maintained in full working order and electrical, solid fuel, oil and gas installations comply at all times with the various statutory requirements and that any work must be carried out by a fully qualified tradesman.