



Site Rules and Regulations

(In accordance with the Mobile Homes Act 2013)

Highcroft Trailer Gardens, Hempstead Road, Bovington, Hertfordshire. HP3 0DS

DATED 19th May 2015 (Rev. A)

I: General

Any reference to 'Management' in the following Site Rules and Regulations refers to Macdonald Hotels Ltd.

These Site Rules and Regulations are issued as a direct result of the Mobile Homes Act 2013 which came into force on 1st March 2014.

It is a requirement to have a current resident's tenancy agreement for all individual caravan sites (owned or rented) – Please provide the management with a copy of your current tenancy agreement within 7 days of receipt of these Site Rules and Regulations as dated above to ensure our records are up to-date and are correct. If a resident cannot produce a current resident's tenancy agreement, then it is a requirement that management issue a new tenancy agreement to residents as required.

All rents are payable in advance on a monthly basis. Anyone who does not have rents paid on time, unless otherwise arranged for in writing, shall be directed to leave the park within thirty (30) days at the option of management. Rents shall be mailed to Macdonald Hotels Ltd. Whiteside House, Bathgate, West Lothian, EH48 2RX.

No subletting, renting, or occupation by anyone not listed on the application will be permitted except with written approval of the management.

No peddling, soliciting, or commercial enterprise is permitted in the park except with written approval of the management. Mobile homes may not be sold with the understanding that the buyer may retain the same site without prior consent of the management.

Disorderly conduct, abusive language, noisy disturbances, or disregard of the rules and regulations contained herein shall be grounds for immediate removal of all persons committing said offenses from the premises.

The management reserves the right of access onto all sites at all times for the purpose of inspection and utility maintenance.

The management will not be responsible for accidents, injuries, or loss of property by fire, theft, wind, floods, or other natural acts which are beyond its control. Equipment and apparatus furnished

on the grounds are solely for the convenience of residents and all persons using same do so at their own risk.

The management shall be notified immediately of any hazardous conditions which are known to be a violation of these rules and regulations, or otherwise.

Every resident shall be responsible for any violation of these rules and regulations by a member of his family, or his guest.

Any violation of these rules and regulations by a resident that causes damage to a dwelling or seriously interferes with the comfort or safety of another resident, shall be grounds for termination of the lease.

All residents should notify the management as far in advance as possible when planning to vacate.

1) The management must be notified in writing as per their tenancy agreement before the resident(s) intend to vacate.

2) The resident must provide management with a new address, in writing, within thirty (30) days after leaving.

The management reserves the right to alter these rules and regulations as circumstances require, upon seven (7) days prior written notice to residents.

II. Mobile Home Sites

No changes, alterations, or additions to mobile home sites may be made by the resident without written approval of the management. All existing skirting, porches, awnings, and other additions in situ are deemed approved by the management, and shall be maintained in good repair by residents.

The management shall be responsible for proper placement of the mobile home on their foundation stand and the proper installation of all utility connections.

The management will supply utility connections to each site and be responsible for the proper utility connection to the mobile home. No occupant shall tamper with or alter the utility connection owned by the park.

Connection to the park-owned utility should be made with all applicable regulations.

If a site is neglected, the management reserves the right to take over its care and bill the resident the actual cost of maintenance.

The resident is responsible to keep the grass on his site mowed and in a presentable appearance.

The resident is responsible to keep the parking area of his site, pathways, etc, cleared of snow and ice.

Management will keep park roads passable year-round. No tenant has the right to alter or obstruct the construction, repair, or clearing of the road. All roads are private roads for the use of residents and their invitees, and management only.

No boats, travel trailers, or other such equipment shall be stored on individual lots. Storage will only be permitted at locations so designated by the management.

All mobile homes shall be fixed and anchored to prevent wind damage.

All resident water pipes and connections within their site shall be frost proofed by the management as required. The management reserves the right to have park property repaired in such instances.

III. Cars, Trucks, and Other Vehicles

Vehicles shall be parked only in the designated area. Vehicles shall not be parked in or along park roads, or in undesignated areas on the lots.

No uninspected or unlicensed vehicles will be permitted in the park for more than thirty (30) days. Vehicles not removed by owner in this time period will be removed by the management at the owner's expense.

The speed limit in the park is fifteen (15) miles per hour and drivers will be alert for pedestrians.

IV. Community Buildings and Facilities

Storage buildings separately rented and surrounding area will be the tenant's responsibility. The management reserves the right to enter storage buildings for inspection at any and all reasonable times.

V. Solid Waste Disposal, Storage, and Fire Protection

Residents are responsible for the removal of their own rubbish and controlled waste.

The space under the mobile home shall not be used for storage of any nature.

Fire extinguishers are available directly outside the caravan. Residents must inform the management if replacements are required.

SIGNED:

NAME:

DATED:

ADDRESS: