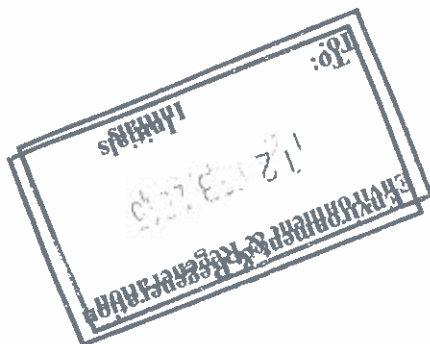
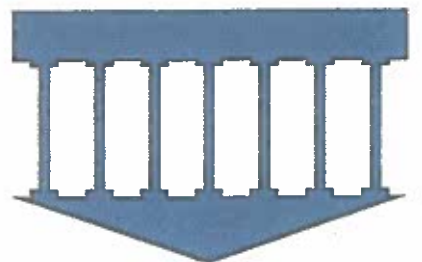


DHL ESTATES



Our Ref: Your Ref:

Tel: 07768 501517

dhsites@gmail.com

6th February, 2015

Licensing department,
Newport City Council,
Civic centre,
Newport,
South Wales
NP20 4UR.

Dear Sir/Madam

The Mobile Home (Site Rules) (Wales) Regulations 2014

Further to the above new regulations with regard to the Mobile Home Park Rules, I would like to inform you that following the service of the Proposal Notice and the Consultation Response Document to all residents on Church House Park, the attached copy of Park Rules are the accepted version.

The Park that they will cover are:

Church House Park, St Brides, Newport, Gwent

I would be grateful; therefore, if you would accept the deposit of these site rules as per the new regulations.
We would also be grateful if you could acknowledge receipt of this letter.

Yours faithfully,

D H LIGHT
Park Owner.

DHL Mobile Home Park Rules Terms/ Condition Forms part of your Agreement

The following rules of occupation are for the good management of mobile Home Parks and the benefit of all who use them. These rules form part of the agreement by which you occupy your pitch in accordance with the Mobile Home Act (1983).

These rules have not been compiled to restrict residents but rather to ensure that they may live peacefully in unspoilt surroundings. It will be appreciated that mobile home residents lives in much closer proximity with other occupiers than a house dweller therefore, certain rules have to be compiled in the occupiers interests. Other rules are necessary so that the visual amenities of the park are preserved. We are convinced that provided occupiers accept these rules in the right spirit, our park will be one of the happiest and most satisfied communities in the county.

1. Only park homes (mobile Homes) of proprietary manufacture which conform to the definitions contained in the Caravan Sites and control of Development Act (1960), the Caravan Sites Act (1968) and the Mobile Homes Act (1975/1983) and that also comply with BS3632 will be permitted on the park.
2. Park homes (mobile homes) must be kept in sound and clean conditions, external decoration and colour must be maintained to the satisfaction of the owner. Wheels must not be removed nor the park home (mobile home) re-positioned without permission. No external alteration or addition to the park home (mobile home) or pitch is permitted without the prior approval of the owner and, if appropriate, the Local Authority. No replacement park home shall be acquired by the occupier for siting anywhere upon the pitch or park otherwise than through the park owners or through the agency of the park owners. The park owners will solely be responsible for siting any park home on the park and the disconnection or connection of essential services to the park home.
3. The occupier is responsible for the cleanliness of the pitch. No litter shall be deposited on public places and paths.
4. The park home, mobile home may be used by the occupiers and members of his permanent household and bona-fide guests only and not to exceed the specified number of berths.

5. Park home (mobile home) units shall not be sublet in whole or in part. Occupiers are responsible for ensuring that electrical, water and gas installations and appliances comply at all times with the requirements of the institution of Electrical Engineers and/or other appropriate authorities.
7. The occupier shall not less than once in every year arrange for all heating appliances to be inspected by a competent Heating Engineer and shall carry out such repairs as may be found necessary on such inspection. The occupier shall obtain from such Heating Engineer a Certificate of inspection that the heating installation is safe and in good working order and shall produce such certificate to the owner on demand.
8. The occupier must not permit waste water to be discharged onto the ground.
9. The occupier is responsible to ensure that all household refuse is deposited in approved containers, which must not be over, filled and must be placed in the approved position for regular collection.
10. Musical instruments, record players, radios, other appliances and motor vehicles must not be used to cause nuisance to others especially between the hours of 10.30pm and 8am.
11. All vehicles must be driven carefully on the park, not exceeding the speed limit of 10 mph. Vehicles must keep to authorised parking spaces and to the roads which must not be obstructed. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance. Unused vehicles must be removed from the park. The prior written approval of the owner must be obtained for parking any untaxed vehicles that appear to him to have been abandoned. No repairs to motor vehicles, save for minor repairs, shall be permitted on the park.
12. Porches, storage sheds, fuel bunkers or other structures are only permitted with the approval of the owner and, where permitted, must be of a design, size and standard approved by the owner and the planning authorities.

13. Private gardens, where permitted, must be kept in a neat and tidy condition and no fences or other areas of enclosure at the side or rear of the pitch may be erected without the written consent of the owner. The planting of trees and shrubs is also subject to the owners prior approval of type and position. Any trees planted with such consent shall not be lopped, felled or removed without the owners consent (Consent not to be unreasonably withheld) Occupiers shall not interfere with or in any way disturb, any flora or fauna on the park.
14. Gardens will be left in a condition to be agreed with the owner when the occupier vacates the pitch. Any trees or shrubs planted become the property of the owner who has the right to trim or fell the same.
15. Washing lines are to be reasonably screened from public view and to be of a rotary type.
16. Pets are allowed, One large dog per home or two small dogs per home allowed (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991) Any dogs must be kept under proper control at all times, and must be kept on a leash in public areas, and not allowed to despoil the park.
17. The occupier is responsible for the conduct of children in his/her custody and of visitors.
18. Guns, firearms or offensive weapons of any description shall not be used on the park, shall only be kept with a licence from the police authority and the written consent of the owner.
19. Everyone using the park is required to comply with the regulations of the site licence, or any other statutory authority.
20. Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed
21. No commercial enterprise or business activities may take place on the park without the prior permission of the owner, and the mobile home shall be used as a private residence only.

**SIGNED & DATED (HOME OWNER)
(BUYER)**

22. Occupiers must not use the fire points provided other than the emergency use intended.
23. Garden fires are not permitted.
24. The park owner shall not be liable for any temporary failure or loss/damage or injury or lack of facilities supplied to the park, the pitch or the park home if attributable to breakdown or to any cause whatsoever outside the park owners control.
25. Persons under the age of 50 years are not allowed as permanent occupiers, with the exception of the park owner and his family and the park warden and their family. The park is intended to cater mainly for retired persons and any assignment or sale after on site to be only to persons of a similar age group.
- Any assignment of the written statement under the Mobile Homes Act 1983 or site sale of a mobile home to be in accordance with the procedure for transfer annexe hereto.
- Any assignment of the written Statement under the Mobile Homes Act (1983) or site sale of mobile home shall be in accordance with the procedure for transfer.
26. The park home owner is responsible for ensuring that both the park home and the pitch on which the home is sited, remain at all times compliant with the local authority site licence, the term of the Written Statement and any other relevant legislation.