

Powers Piece Park

East Putford, Holsworthy, North Devon, EX22 7XW

Telephone Mr Hemmings : 07881 802750 or Mrs Hemmings : 07881 802751

Site Rules – Powers Piece Park, East Putford, Holsworthy, North Devon, EX22 7XW

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 must be adhered to at all times. (The site licence can be viewed during office hours by contacting Mr Hemmings).

General Park Rules

1. Only those aged 50 (fifty) and above are allowed to own and permanently occupy a home at Powers Piece 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 or its communal areas.
6. The sites lakes and water feature contain deep water and are for visual purposes only. Please ensure that you or your visitors do not swim in or play near the lakes. The site owner/s are not responsible for any accidents or incidents to residents and/ or their guests.
7. Bins must be stored out of site and only put out on collection day 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.
9. Fishing is permitted on the lakes subject to you completing the park owner's fishing registration form and holding a valid rod licence. This form can be acquired by contacting Mr or Mrs Hemmings. No one may fish before completing the park owner's registration form.

Vehicles, Traffic and parking

1. The parks speed limit is strictly 5MPH this is for your own safety and respectful to other residents.
2. Cars/ vehicles must be parked on your driveway in a fashion that will not cause any inconvenience to other residents at all times.
3. Campervans, Motorhomes or touring caravans are not permitted to be kept on the park.
4. The parks roads are to be kept clear at all times. This is to allow clear movement of emergency service vehicles.
5. Visitors must park either within the designated visitor parking area or on your driveway. You are responsible for your visitors while they are on the site.
6. No vehicles are to be parked where access will be blocked or compromised this includes the turning area at the end of the road.
7. Vehicles must not drive or park on any of the grass areas.

8. All cars must have tax, a valid MOT, insurance and be road worthy. No non road worthy cars are to be stored on the park at any time.
9. Other than general car services no major car works may be carried out 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 cut any of the boundary hedging. 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, lakes, fountain, roadways, entrance walls, entrance gates and all communal areas will be maintained by the park owner/s or staff at all times.
3. All front and side gardens will be maintained by the park owner and must remain as open grass areas. No planting or construction of any kind will be permitted within these areas.
4. You are responsible for the maintenance of the rear of your plot including boundary fences and must ensure that it is kept in a good, clean and safe standard at all times.
5. The fencing provided by the site owner must remain in its original position and may only be replaced with a like for like fence.

Pets

1. We are a pet friendly park. A maximum of 2 pets per home is permitted. 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, Water and piped LPG gas

Powlers Piece Park is situated in a semi-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 a bio tech eco-friendly sewerage plant. 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 untreated natural mineral water direct from the bore hole.
2. Hose pipes should not be used during the summer months or months of low rainfall/droughts. This is to ensure continuous supply.
3. Water pressure may be reduced in the event of a long power cut.
4. Water butts may be installed at the rear of your home and used for cleaning cars/ watering gardens.

Sewerage

1. Please do not put any cooking fats down the drain as this could 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 could block up the bio tech systems.
3. Any blockages should be reported to the park owner/s ASAP.

Water and sewerage will be billed quarterly based on readings from your water meters. Your bill will provide you with a breakdown of cost and should be paid within 7 days.

Piped LPG Gas.

1. LPG Gas is provided to your pitch via a gas meter.
2. You will be billed quarterly based on readings from your gas meter. Your bill will provide you with a breakdown of cost and should be paid within 7 days.
3. If you smell gas or believe you may have a gas leak please notify the park owner as soon as possible.

Declaration

I/ We _____ (Print Name) Of Number _____
Powlers Piece Park, East Putford, Holsworthy, North Devon, EX22 7XW

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

_____ Signed

Date _____