

The rules set out below are designed to assist in the good management of Pentland Park and to be for the benefit of all Residents of the Park. They form part of the Agreement under which the Owner of a mobile home is allowed to station their mobile home on the Park.

1. **HOMES.** All mobile homes must be of proprietary manufacture or built to at least equivalent standards.
2. **OCCUPATION & USE.** Unless specifically authorised in writing by the Park Owner, it is forbidden for a Home Owner to permit anyone to reside in their home while they are not themselves resident there.
3. **SALES OF HOMES.** Purchasers must be at least 25 years of age. Proof of age may be required.
4. **POSTAL DELIVERIES.** Each home must have a post box or flap for letters.
5. **MAINTENANCE & ALTERATIONS.** Mobile homes must be kept in a sound state of repair and exterior decoration. The area under the home must be kept clear and may not be used for storage. No addition to the exterior of a mobile home may be made without the Park Owner's written permission.
6. **SHEDS.** One storage shed may be erected on each site, to a design and location approved by the Park Owner. Floor area must not exceed 30 square feet. Sheds must be of non-combustible material.
7. **FIRE PRECAUTIONS.** All mobile homes must have a fire extinguisher of an approved type, plus a smoke detector.
8. **GARDENS.** Private gardens are permitted but must be kept tidy and clear of debris. They may extend up to 3 metres from the sides and ends of the home. The Park Owner reserves the right to reclaim at any time any area beyond these limits. Trees in a garden or on its boundaries must be kept cut down to a safe height, and hedges must be trimmed to within these boundaries.
9. **FENCES & HEDGES.** Must be well constructed and maintained. Fences and hedges must not in general exceed 2 metres in height, but fences and hedges posing a hazard in front of mobile homes including side boundaries from the road back as far as the line of the unit's face must not exceed 1 metre in height.
10. **PATHS.** All homes must have a paved path from the door to the roadway.
11. **WATER & SEWAGE PIPES.** Each Home Owner is responsible for the maintenance of water and sewage pipes above ground level on their site, and for keeping clear the drain between their home and the main service drain. Owners must ensure that all waste water discharges into the drain.
12. **WATER.** Water must not be wasted. Leaks and worn washers must be repaired. Hoses must not be used except in case of fire.
13. **ELECTRICITY & GAS.** The Home Owner is responsible for the supply and maintenance of the electricity cable from the supply box to the home. They must ensure that electrical, gas, and ventilation systems in the home comply with the relevant regulations and are professionally installed and maintained.
14. **SOLID FUEL.** Only smokeless fuel should be used in solid fuel appliances. Chimneys must be correctly designed and installed, kept clean, and extend 2 feet above roof level.
15. **CONDUCT.** Home Owners are responsible for the conduct of residents in, or visitors to, their homes. Ball games must not be played on roads or near homes.
16. **PETS.** Pets may be allowed at the Park Owner's discretion. They must not be allowed to foul the Park. Only one dog may be kept in any home. Dogs must not be allowed to disturb other residents in any way, and they must be on a lead unless in the Owner's garden or within the Dog Park.
17. **REFUSE.** Household refuse must be put in the bins provided, which should be kept on a clean concrete base.
18. **NOISE.** TVs, radios, and other sources of noise including motor vehicles must not be used so as to cause nuisance to others, especially between 10pm and 8am.
19. **VEHICLES.**
 - i. Vehicles kept on Pentland Park must have current tax, MOT and insurance. Each must be kept on an authorised parking space. Vehicles over 5 metres long are prohibited unless authorised in writing by the Park Owner.
 - ii. Drivers must have driving licenses, and must drive with care, obeying the 10mph speed limit and the one-way system.
 - iii. Vehicle repairs, other than minor, are prohibited.
 - iv. Written permission is required for a car parking bay, which must be to the Park Owner's specifications. Only one bay is permitted between any two homes. Only vehicles under 2 metres high may be parked in parking bays.
20. **WEAPONS.** It is forbidden to carry offensive weapons on the Park.