

**Lakeland View Caravan Site
Penrith
Cumbria
CA11 8SE**

Site Rules

The following rules of occupation are for the good management of the site and the benefit of all who use it. These rules form part of the agreement by which you occupy your pitch in accordance with the mobile Homes Act 1983.

1. Only mobile homes of propriety manufacture which conform to the definitions contained in The Caravan Sites Control of Development Act 1960, The Caravan Sites Act 1968, The Mobile Homes Act 1975 and The Mobile Homes Act 2013 are accepted and must conform to BS3632.
2. Only one mobile home shall be stationed on a standing.
3. Mobile homes must be kept sound and in clean condition, decoration and external colour must be maintained to the satisfaction of the site owner, wheels must not be removed, nor the mobile home re-positioned without permission of the site owner. No external alteration or any addition to the mobile home or pitch is permitted without prior approval from the site owner.
4. The occupier is responsible for the cleanliness of the pitch and must also keep the area underneath the mobile home clear.
5. Occupiers are responsible for ensuring that both Electricity and Gas installations and appliances within your mobile homes, comply at all times with the requirements of the Institute of Electrical Engineers and/or other appropriate authorities. Is gas safe, Oftec registered, proof of Public Liability and insurance is also a necessary requirement.
6. The mobile home may be used by the occupier and members of his/her permanent household and bono fide guests only.
7. Storage sheds must be no bigger than 6ft x 4ft and made of either tin or plastic. Only 1 shed per pitch. Any existing wooden sheds must be replaced with tin or plastic when they fall into disrepair.
8. No boundary walls or fences to be erected. When any existing walls or fences fall into disrepair these must be removed from the site and not replaced.
9. The occupier must ensure that all household refuse is deposited in the green bins. Under no circumstances must industrial waste must be deposited in these bins, it must be deposited off site.
10. Maximum of 2 vehicles per mobile home. Maximum 1 vehicle per caravan.
11. All vehicles must be driven carefully on site. Disused vehicles must be removed from the site. The prior written approval from the site owner must be obtained before parking any commercial vehicles on the site.

12. Dogs must be kept on leads at all times whilst on the site.
13. Flammable substances must not be kept on the site except in reasonable quantities (five litres) for domestic use. This does not include LPG or central heating oil which is stored in tanks or cylinders approved by the regulatory authorities.
14. You must not access vacant pitches or disturb vacant pitches building materials.
15. It is recommended you have a fire extinguisher and fire blanket conforming to the relevant British standard located in your mobile home or caravan
16. Fire fighting equipment located around the site must only be used in an emergency.
17. Guns, firearms or offensive weapons must not be stored on the site
18. Occupiers are responsible for the conduct of children in your custody. Any damage caused to the site by these children will result in you paying for the damage to be rectified.
19. The site owner does not accept any liability whatsoever for loss, theft, damage to or from any mobile home on the site. Furthermore you the occupier shall indemnify the site owner and keep it indemnified from and against all action, proceedings and claims from a third party in respect of any loss, damage or liability caused by you or a member of your family. The occupiers must also agree and covenant to insure and keep insured mobile homes and their contents with a member of the British insurance Association against loss or damage by theft, fire, storm and tempest and liability to any third party and such other risks.

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