

COSY NOOK PARK  
ELY ROAD  
WATERBEACH  
CB25 9NL  
Tel no: 07764 532375

## SITE RULES

UNDER NEW GOVERNMENT LEGISLATION THESE RULES APPLY TO THE PARK  
OWNER and EMPLOYEES WITH THE EXCEPTION OF RULE 4c

- (1) THIS PARK IS FOR OVER 55'S ONLY
- (2) CONDITIONS OF THE PITCH
  - (a) The Home exterior must be maintained to a satisfactory condition.
  - (b) When the exterior is repainted Homeowners must use reasonable endeavours not to depart from the original colour.
  - (c) Additions (i.e fences,porches etc) may only be erected with the approval of the Sit Owner/Manager in compliance with the Site Licence.
  - (d) The allotted garden area must be kept in a clean and tidy condition.
  - (e) A shed (if not already provided) may be erected but must conform to Site Licence regulations
  - (f) No inflammable materials are to be stored in the shed, home, under the home or surrounding garden area.
  - (g) No foodstuffs likely to encourage vermin are to be stored in sheds or surrounding area. Bird feeders must be kept clean so as not to attract vermin.
  - (h) The space under the home must not be used for storage.
- (3) REFUSE
  - (a) All refuse must be disposed of only in the containers provided by the Council.

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(4) **VEHICLES**

- a) All vehicles must be driven at no more than 5 m.p.h when entering and exiting the Park
- b) All vehicles must appropriately taxed and insured.
- c) No commercial vehicles/caravans/trailers or motor homes may be permanently parked on the site,

(5) **BUSINESS**

- a) No commercial enterprises are allowed to operate from the owners premises, unless contained inside the home and does not encroach into the garden area

(6) **GUESTS**

- a) The home owner will be held responsible for the behaviour of visitors, and damage caused by the above.

(7) **PETS**

- a) One small pet is allowed. No banned or large breeds.
- b) All animals must be kept under control and dogs kept on a lead when outside the boundary of the home owners plot.
- c) Dogs must not be allowed to foul the Park or cause annoyance or offence to other residents.

(8) **GENERAL**

- a) Sub-letting is not allowed.
- b) Lodgers are not allowed.
- c) No children are allowed on a permanent basis.
- d) All home must be adequately insured by the home owner.
- e) Fire fighting equipment is sited. However it is advisable to have an in house fire extinguisher.

THESE RULES WILL BE DEPOSITED WITH THE COUNCIL LICENCING AUTHORITY