

PARK RULES FOR WHITFIELD CLOSE RETIREMENT PARK

Preface

In these rules:

- “occupier” means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983 applies or under a tenancy or any other agreement
- “you” and “your” refers to the homeowner or other occupier of a park home
- “we” and “our” refers to the park owner.

These rules are in place to ensure acceptable standards are maintained on the park, which will be of general benefit to occupiers, and to promote and maintain community cohesion. They form part of the Agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983, as amended.

With one exception the rules also apply to any occupiers of park homes who rent their home from the park owner.

The only rule which does not apply to occupiers who rent their home is rule 31 about the colour of the exterior of the home as someone renting their home would not be responsible for exterior maintenance.

None of these rules is to have retrospective effect. Accordingly:

- they are to apply only from the date on which they take effect, which is 14th December 2014; and
- no occupier who is in occupation on that date will be treated as being in breach due to circumstances which were in existence on that date and which would not have been a breach of the rules in existence before that date.

RULES

1. With the exception of rules 12,13,15,25,26,32 and 34 [*which shall not apply to the park owners and their family, the park warden and any person, (whether or not in the employment of the park owners) who, by direction of the park owners, is engaged to carry out any works of routine maintenance or repair or decoration to the park*] the remainder of the rules also apply (for so long as they live on the park) to the park owner and any of their employees.

Condition of the Pitch

2. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
3. You must not erect fences or grow any hedge or erect any other means of enclosure unless you have obtained our prior approval in writing (which will not be unreasonably withheld or delayed). The reason for this rule is to preserve the open plan development of the park.

4. If our approval is sought under rule 3 and granted, then the fences, and/or the hedge and/or the other means of enclosure shall be:
 - (i) of a type and size for which we have given our prior approval in writing; and
 - (ii) located in a position or positions for which we have given our prior approval in writing; and
 - (iii) must for so long as the permitted fences, and/or the hedge and/or the other means of enclosure shall remain in situ comply with the park's site licence conditions and fire safety requirements.
5. You must not have external fires, including incinerators with the exception of gas barbeques.
6. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
7. You must not keep explosive substances on the park.

Storage

8. You must not have more than one storage shed on the pitch. Where you source the shed yourself then, subject to the provisos stated at the end of this rule 8, the design, standard and size of the shed must be given our prior approval in writing (approval will not be withheld or delayed unreasonably).

PROVISOS:

 - 8.1 The footprint of the shed shall not exceed (8 Feet x 6 Feet); and
 - 8.2 The construction of the shed must be metal non-combustible material(s)
 - 8.3 The external colour of the shed must be light green; and
 - 8.4 The position of the shed must be in the same position as any previous shed it is replacing; and
 - 8.5 The shed must in all respects comply with the park's site licence and fire safety requirements
 - 8.6 If the Park has permission for garages the maximum size is 20 feet long x 10 feet wide any larger would need written permission by the park owner; the garage should be a section concrete building with tiled roof to match the same colour as your park home.
9. You must not have any storage receptacle on the pitch other than the shed/garage mentioned in rule 8 and any receptacle for the storage of domestic waste pending collection by the local authority.

Refuse

10. You are responsible for the disposal of all household waste in approved containers through the local authority service. You must not overfill containers and must place them in the approved position for the local authority collections.

11. You must not deposit any household waste otherwise than in local authority approved containers on any part of the park (including any individual pitch).

Business Activities

12. You must not use the park home, the pitch or the park (or any part of the park) for any business purpose, and you must not use the park home, the pitch or the park for (i) the parking of a vehicle or vehicles used or intended for use for any business purpose, or (ii) the storage of stock, plant, machinery or equipment used or last used for any business purpose. However you are at liberty to work individually from home by carrying out any office work of a type which does not create a nuisance to other occupiers and does not involve staff, other workers, customers or members of the public calling at the park home or the park.

Age of Occupants

13. No person under the age of 50 years may reside in a park home.

Noise Nuisance

14. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles so as to cause a nuisance to other occupiers, especially between (but not limited to) the hours of 10.30pm and 8.00am.

Pets

- 15 A new homeowner may come onto the park with no more than a maximum of 2 pets dogs/cats which they already own and may keep for as long as they wish but they shall not be permitted to replace the pets or acquire any other pets. With the exception of inside fish tanks. We will require photographs of pets when you move onto the park.
- 15.1 It is the homeowner's responsibility to ensure that visitors' pets which are brought on the park are well controlled and behaved and that any mess the visitors' pets create is cleared-up immediately. Visitors' pets shall not be left on the park unaccompanied by their owner. Any complaint(s) received that visitors' pets are causing a nuisance or annoyance to, or are frightening other occupiers, visitors or users of the park, will be required to remove the offending pets from the park immediately.
- 15.1 We do not allow these dog breeds to be on the park at any time:- Alsatians, Boxers, Doberman, English Bull Dog, Great Dane, German Shepherd, Pit Bull, Ridgeback, Rottweiler, Staffordshire Bull Terrier, St Bernard. (and dogs of any breeds subject to the Dangerous Dogs Act 1991)
- 15.3 Dog/cat(s) - you must keep dog/cat(s) under proper control and you must not allow it (or them) to frighten other occupiers, visitors or users of the park.

15.4 Dog(s) - you must keep any dog on a leash not exceeding 1m in length and must not allow dogs/cats (or them) to despoil the park.

15.5 Dog(s) & Cat(s) – dogs and cats must be housed at all times within your park home and not external to your park home in a kennel or similar structure.

Notes:

The express terms of a homeowner's agreement contain an undertaking on the part of the homeowner not to allow anything which is or becomes a nuisance, inconvenience or disturbance to other occupiers at the park and this undertaking extends to the behaviour of pets and animals. A similar requirement not to cause a nuisance applies to tenants and again this includes the behaviour of pets and animals. If any homeowner finds a new friendship/partner they are forbidden to fetch any pets onto the park with them.

Water

16 Where water is not separately metered at the park home or not separately charged to the occupier by the water authority, you must not use hose pipes (except in case of fire).

17 You must protect all external water pipes from potential frost damage.

18 It is the responsibility of the homeowner to keep your sewer pipes cleared from your home to the main line. Any blockage in the main line is the park owners responsibility.

19 You are responsible for any pipe work underneath your park home.

20 You must not cover main holes, stop taps, gas/electric/fire boxes on your pitch so any responsible person can gain access.

21 You and any visitors must not put anything other than toilet paper down your toilet and no fat/grease/oils down your sinks.

Note:

If we get called out for any blockage of the main line and find that the main line is clear and working well we will investigate where the blockage is and if the blockage is in your pitch there may be a charge for this service.

Vehicles and Parking

- 22 You must drive all vehicles on the park carefully and within the displayed speed limit.
- 23 You must not park more than one vehicle on the park per home.

Note:

Subject to availability, an additional car park space may be available to rent. Details on request.

- 24 You must not park on the roads or grass verges.
- 25 You must not park anywhere except in the permitted parking spaces or allocated parking space on your pitch.
- 26 Other than delivering goods and services vehicles should not exceed over 7.5 tonnes, you must not park or allow parking of commercial vehicles of any sort on the park, including:
 - 26.1 light commercial or light goods vehicles as described in the vehicle taxation legislation and
 - 26.2 vehicles intended for domestic use but derived from or adapted from such a commercial vehicle
 - 26.3 motorhomes, touring caravans, trailers and the like)
- 27 You must hold a current driving licence and be insured to drive your vehicle on the park. You must also ensure that any vehicle you drive on the park is taxed in accordance with the requirements of law and is in a roadworthy condition.
- 28 Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
- 29 You must not carry out the following works or repairs on the park:
 - 29.1 major vehicles repairs involving dismantling of part(s) of the engine
 - 29.2 works which involve the removal of oil or others fuels
 - 29.3 works which involve the repair and/or replacement of vehicle body panels and/or the re-spraying or the re-painting of them

Weapons

- 30 You must not use or display guns, firearms and offensive weapons (including crossbows) on the park and you may only keep them in your home if you hold the appropriate licence and they are securely stored in your home in accordance with that licence.

External Decoration and Appearance

31 Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered homeowners shall use reasonable endeavours not to depart from the original exterior colour-scheme, but:

- 31.1 Repainting or recovering the external front, back and side elevation walls in an alternative neutral colour is permitted; and
- 31.2 Repainting or recovering the external roof in an alternative red, brown, green or black colour is permitted.

Wheels must not be removed.

Your park home shall not be re-positioned on your pitch.

External alterations or extensions to your park home and in particular a conservatory, porch, garden summerhouse or garden greenhouse are allowed only with prior approval from the park owners.

Generally

32 The letting or sub-letting of your park home is strictly prohibited

33 You are responsible for keeping your pitch and underneath your park home in a clean and tidy condition.

34 Your park home must be used as your only or main residence, and which may also be used by your bone fide guests provided that (i) your bone fide guests are in temporary residence not exceeding 14 days in any one continuous period and not exceeding 28 days in any one period of three calendar months, other circumstances will be considered with written permission from the park owner; and (ii) that you and your bone fide guests do not exceed the maximum number of berths for which your park home has been designed.

35 You will be responsible for the good conduct of children when visiting you at your park home and whilst on the park, regardless of whether or not such children are accompanied by their parent(s).

36 You are responsible for ensuring that all electrical, gas, oil and other similar fittings and appliances at your park home are compliant with all current safety standards and that any repairs or replacement of them are carried out by suitably competent and authorised/certificated persons.

36.1 No more than 4 gas bottles at any time.

37 Your pitch can be laid to lawn with flowers, or small shrubs and gravel and at all times you shall keep in a neat and tidy condition. No part of your pitch is to be used for the growing of vegetables.

- 38 You are to keep any tree(s) on your pitch in a neat and tidy condition and (as required) trimmed so that such trees shall not be permitted to grow to a size no higher than your home or height which interferes with the enjoyment of your neighbours pitch
SAVE and EXCEPT for any tree on your pitch which is the subject of a Tree Preservation Order – you will have to obtain written permission from the park owner to cut down, trim or harm in any way.
- 38.1 Any trees that are proven dangerous or rotten will be the park owners responsibility to remove.
- 39 Rotary washing lines only are permitted. When in use you will use reasonable endeavours to not obstruct your neighbours view and when not in use they are to be folded and covered.
- 40 Access into and upon vacant pitches is strictly prohibited and materials and/or plant stored on such vacant pitches must be left undisturbed and intact.
- 41 The parking of your vehicle and/or of any vehicle belonging to your guest(s) on the communal car park will be entirely at your own or your guests risk.
- 42 Aerials and satellite dishes of a standard size to be fixed at the back of the home and not to interfere with neighbours view.
- 43 You must display your pitch number on your home.
- 44 Solar panels are subject to the park owners approval.

