

PARK RULES

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 the 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.

The only rule which does not apply to occupiers who rent their home is rule 1. 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 1st February 2015, 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.

These rules also apply (for so long as they live on the park) to the park owner and employees, with exception to the following rules (13, 14, & 25)

EXTERNAL DECORATION

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

CONDITION OF PITCH

2. Private gardens must be kept neat and tidy; the planting of trees and shrubs is subject to park owner/manager approval to type and position.

3. You must not erect fences or any other means of enclosure unless you have obtained our approval, where type, size, and position of fencing can be discussed, so as to comply with the park’s site licence conditions and fire safety requirements.

4. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space. (This could breach your house insurance)

5. You must not have external fires, including incinerators.

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. Each pitch is provided with a storage shed which is to be maintained by the occupier.

9. One additional storage receptacle sourced by the occupier is allowed as long as it is of a non-combustible construction and positioned so as to comply with the park site licence and fire safety requirements. (Written permission is required for this so that size and position can be established)

REFUSE

10. You are responsible for the disposal of all household, recyclable and garden 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. The communal recycling bins (at the end of the garages) are for recycling material only. This area is to be kept tidy at all times and if bins are full please do not leave rubbish in bags. Wait until the bins are emptied or take them to the recycling centre.

12. You must not deposit any waste or rubbish other than in local authority approved containers on any of the park (including any individual pitch)

BUSINESS ACTIVITIES

13. You must not use the park home, the pitch or the park (or any part of the park) for any business purpose, and must not use the park home or the pitch for the storage of stock, plant, machinery or equipment used or last used for 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 other staff, other workers, customers or members of the public calling at the park home or the park.

AGE OF OCCUPANTS

14. No person under the age of 45 years may reside in a park home (Where relevant, with the exception of the park owner and their family, the park manager etc)

NOISE NUISANCE

15. 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 the hours of 10.30pm and 8am.

PETS

You must not keep any pets or animals except the following:

16a. Not more than two domestic cats. You must keep any cat under proper control and must not permit it to frighten other users of the park, or to despoil the park.

16b. A new homeowner may come on to the park with not more than two dogs (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991) which they already own and may keep for as long as they wish but they shall not be permitted to replace the dog.

16c. Any pet birds or reptiles are to be kept within the park home.

NOTE:

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.

17. Nothing in rule 15b. of these rules prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dogs UK or any successor body has issued you with an identification book or other appropriate evidence.

WATER

18. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.

19. You must protect all external pipes from potential frost damage.

VEHICLES AND PARKING

20. You must drive all vehicles on the park carefully and within the displayed speed limit of 10mph.

21. The one way system around the park is to be kept clear at all times. Access only for the loading/unloading of vehicles, including all visitors and trades people visiting your home.

22. You must not park more than two vehicles on the park.

23. You must not park on the roads, grass verges, grass frontages and gardens.

24. You must not park anywhere except in the permitted parking spaces.

25. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:

- light commercial or light goods vehicles as described in the vehicle taxation legislation and

- vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.

Where relevant with the exceptions of commercial vehicles operated by the park owner, manager, and their family.

26. No Motor homes, caravans or trailer tents to be parked on the park

27. You must hold a current driving licence and be insured to drive any 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:

- (a) major vehicle repairs involving dismantling of parts of the engine.
- (b) works which involve the removal of oil or other fuels and liquids.

WEAPONS

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

All of the above rules are for all occupiers and their visitors alike. It is the occupiers responsibility that there visitors comply with these rules.