

R S Hill & Sons Ltd

ORCHARD PARK RULES

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 other agreement.
- “you” and “your” refers to the home owner or other occupier of a park home
- “we” and “our” refers to the park owner.

The following rules form part of the Agreement by which the homeowners of Orchard Park occupy their pitch in accordance with the Mobile Homes Act 1983 (as amended).

These rules are in place to ensure acceptable standards are maintained on Orchard Park, which will be of general benefit to occupiers, and to promote and maintain community cohesion.

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 4.1 about the colour of the exterior of the home, as someone renting their home would not be responsible for the 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 a date to be confirmed 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 apply (for as long as they live on the park) to the park owner and any employees, with the exception of the following rules – Rule 1.1, 2.1, 11.6,12.1.

**1: Age of Occupants**

- 1.1 One occupier of each home must be 50 years and over and no persons under the age of 45 years old may reside on Orchard Park, with the exception of the park owner, the park owner’s family, park warden and any other employee of the park owner.

**2: General**

- 2.1 No sub letting of park homes, this includes lodgers.
- 2.2 You must not do or allow to be done, anything which may:
- be or become a nuisance to or cause annoyance, inconvenience or disturbance to, the site owner or anyone else who lives on or uses the site.

- Cause damage to any property belonging to the site owner or anyone else, or;
  - commit a criminal offence on the park.
- 2.3 You and your visitors must comply with park's site licence conditions and fire safety requirements.
- 2.4 You must insure and keep the park home insured with an organisation that is registered with the Financial Services Authority against loss or damage by fire and liabilities to other people and property. You must produce a copy of the insurance policy to us upon request but not more than once annually.
- 2.5 You must ensure that any outside contractor employed by you to carry out work to the home or the pitch is suitably qualified to carry out that work and holds current public liability insurance. It is recommended that you request to see a copy of the insurance policy before instructing the contractor to do the work. You may be liable for any loss or damage caused by a contractor employed by you if they are not suitably insured.
- 2.6 We rely on the co operation of everyone on Orchard Park. If disputes cannot be resolved between home owners, R S Hill & Sons Ltd and staff can be contacted during office hours at our head office, 23 Bridge Industries, Broadcut, Fareham. Details of disputes maybe requested in writing.
- 2.7 You must not access vacant pitches and must not disturb building materials and plant.
- 2.8 All park homes to be stationed on the park must be approved by the park owner and acquired through his agency.

### **3: Conditions of the Pitch**

- 3.1 For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
- 3.2 You must not erect fences or other means of enclosures
- 3.3 Responsibility for the maintenance and cost of maintaining boundaries between pitches is shared equally between neighbouring homeowners.
- 3.4 Pitches must be kept neat and tidy, and plants or trees must not be allowed to become overgrown or cause nuisance to neighbouring pitches or to any service conduits which are buried beneath the pitch. Shrubs/trees must be kept clear of fire points and fire boxes.

- 3.5 You must not have external fires, including incinerators.
- 3.6 You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
- 3.7 You must not keep explosive substances on the park.
- 3.8 All users of the park must comply with the conditions of the site licence and fire safety regulations in particular in relation to improvements to the home such as the erection of porches.

#### **4: External Decoration**

- 4.1 The Homeowner 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.

#### **5: Storage**

- 5.1 You must not have more than one storage shed on the pitch, which must not exceed 6ft by 8ft in size. Where you source the shed yourself the design, standard size of the shed must be approved by R S Hill & Sons Ltd in writing (approval will not be withheld or delayed unreasonably) you must position the shed as to comply with the park's site licence and fire safety requirements.

#### **6: Refuse**

- 6.1 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.
- 6.2 You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual pitch).
- 6.3 Wheelie bin cleaning must be carried out on your pitch and not on the general park or roads.
- 6.4 You must obtain our permission if you intend to site a skip or other waste disposal container (not already approved for the purpose of local authority waste collection) on the road or on any other general park land.

#### **7: Business Activities**

- 7.1 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 or pitch for 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 other staff, other workers, customers or members of the public calling at the park home or the park.

## **8: Noise Nuisance**

- 8.1 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 8.00am.

## **9: Pets**

- 9.1 You must not keep any pet or animal at the park home or on the pitch without the express written permission of the Park Owner.
- 9.2 Nothing in 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.

## **10: Services**

- 10.1 Unless homes are separately metered or rated and homeowners pay for their individual water use hosepipes and Jet sprays are not permitted to be used except in the case of emergency.
- 10.2 You must only use fire points in case of fire.
- 10.3 You must protect all external water pipes from potential frost damage. Occupiers are advised to drain the water system if leaving the home for long periods of time.
- 10.4 It is the occupier's responsibility for the sewerage connection from ground level upwards. Should the drain become blocked from the home to the main drain the occupier shall be responsible for restoring the drain to normal working condition. Cooking fats or other liquids including cloth materials, which could cause damage to the drains, should not be disposed of down the toilet.
- 10.5 You are not permitted to interfere with the meters and should contact R S Hill & Sons Ltd in case of emergency or power failure. Any electrical works must be carried out by a suitably qualified contractor.
- 10.6 It is the occupier's responsibility to make sure that gas and electrical appliances are serviced by a suitably qualified contractor.
- 10.7 It is your responsibility to test any fire equipment or smoke alarms in your home.

- 10.8 Occupiers are requested to inform us before digging areas of ground on their pitch in case of utility pipes underground.

## **11: Vehicles & Parking**

- 11.1 You must drive all vehicles on the park carefully and within the displayed speed limit.
- 11.2 One car parking space is provided per home.
- 11.3 Occupiers must not hinder or obstruct access to other occupier's parking space.
- 11.4 Parking is not permitted on park roads, grass or gravel verges. Roads and path ways must be kept fully clear at all times.
- 11.5 No motor homes or touring caravans, boats or leisure vehicles are permitted on the Orchard Park.
- 11.6 Commercial vehicles other than for delivering goods and services are not permitted on the park, with the exceptions of commercial vehicles operated by the park owner, the park warden or any other employees of the park owner.
- 11.7 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 requirement of law and is in a roadworthy condition.
- 11.8 Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
- 11.9 You must not carry out the following works or repairs on the park.
- (a) Major vehicles repairs involving dismantling of part (s) of the engine.
  - (b) Works which involve the removal of oil or other fuels.
- 11.10 You must not park Boats, Camper Vans, Motorhomes, Touring Caravans or trailers of any sort on the park.

## **12: Weapons**

- 12.1 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.