

**THE CHALET  
RAWLINS PARK  
SWINDON ROAD  
AVEBURY  
MARLBOROUGH  
WILTSHIRE  
SN8 1RQ  
TEL 01380 818389 or 01672 539 205**

## **PARK RULES FOR RAWLINS PARK**

### **Preface**

In these rules:

- \* “occupier” means anyone who occupies a park home, whether under an Agreement to which 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 owners

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.

None of these rules is to have retrospective effect. They are to apply only from when they take effect on 15<sup>th</sup> February 2015. 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

### **Condition of the Pitch**

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space
2. You must not have external fires, including incinerators. You must not use wood burning or solid fuel appliances internally.
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use. Any gas cylinders must be housed and stored in accordance with current regulations.
5. You must not keep explosive substances on the park.

### **Storage**

6. You must not have any storage receptacle on the pitch other than the shed mentioned in Rule 6 and any receptacle for the storage of domestic waste pending collection by the local authority.

## **Storage**

7. You must not have more than one storage shed on the pitch. Where you source the shed yourself the design, standard and size of the shed must be approved by us in writing ( approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the park's site license and fire safety requirements.
8. You must ensure that any shed or other structure erected in the separation space between park homes is of non-combustible construction and positioned so as to comply with the park's site license conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home.

## **Refuse**

9. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service
10. You must not deposit waste or rubbish other than in local authority approved containers on any part of the park ( including any individual pitch).

## **Business Activities**

11. 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 the 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, workers, customers or members of the public calling at the park home or the park

## **Age of Occupants**

12. There is no restriction on the age of residents who may reside in a park home

## **Noise Nuisance**

13. You must not use musical instruments, all forms of recorded music players, radios, televisions 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

## **Pets**

14. You are not allowed to keep dogs as a pet. Visitors to the park with dogs must keep them on a lead at all times and not allow them to despoil the park. Visitors dogs must not be kept on the park overnight.
15. Nothing in Rule 14 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.

## **Pets**

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

Note - these rules do not have a retrospective effect. If you currently have more than one domestic cat you will not be treated as being in breach when these rules come in to effect. The express terms of a homeowners 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 applies to tenants and again includes the behaviour of pets and animals

17. You must not keep snakes, rodents ( meaning mice or rate) , poisonous or potentially dangerous pets.

## **Water**

18. You must not use hose pipes, except in case of fire

19. You must only use fire points and extinguishers in case of fire

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

## **Vehicles and Parking**

21. You must drive all vehicles on the park carefully and within the displayed speed limit.

22. You must not park on the roads or grass areas or pitches

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

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

25. 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 the law and is in a roadworthy condition.

26. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

27. You must not carry out the following works or repairs on the park:

- a) major vehicle repairs involving dismantling of part(s) of the engine
- b) works which involve the removal of oil or other fuels

28. You must not keep motor homes or touring caravans on the park

## **Weapons**

29. 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.

## **Vacant Plots**

30. Access to vacant plots is not permitted and any contents of these pitches must be left undisturbed.

## **Tents**

31. You must not erect tents on any pitch or communal area of the park

## **Garages**

32. Occupiers who rent a garage from the park owners are expected to use their garage for parking their vehicle and therefore NOT to use other parking spaces save for short periods of time. Garages are not intended for use as a storage facility and we cannot accept any responsibility for damage caused to any goods placed in garages.

## **Insurance**

33. You must take out and maintain a full insurance policy on your home and it's contents

## **Sub-letting**

34. You must not sub-let, rent or lend your mobile home to any third party.

## **Number of Occupants**

35. The number of persons permanently resident in your mobile home must not exceed the manufacturers specified number of berths

## **Gas & Electric**

36. You are responsible for ensuring that all gas and electric installations and appliances within your home comply with all current safety regulations. We recommend that all gas boilers are serviced annually.

37. You must not use or purchase high wattage electrical appliances without consultation with us and obtaining our written permission. The reason for this rule is because of the limit to the amount of supply the electric board makes available to the park.

### **Porches and other additions**

38. You must not erect porches, disability ramps or any other kind of structural addition to your home without obtaining our prior written consent . If applicable you must obtain, at your expense, the necessary planning and building control permits

### **Gardens and exterior of mobile home**

39. You must maintain your garden, sheds and any other exterior features on your pitch and mobile home to a reasonable and safe standard. You must ensure that access to gas and electric meters is maintained at all times.