

## **PARK RULES FOR 4 The Dell**

SITE LICENCE 094275

### **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.

The only rule which does not apply to occupiers who rent their home is rule 30 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 [date to be added]; 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 any employees.

### **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 erect new fences or other means of enclosure unless they are *[trellis or other fence no more than 5 feet high so as not to cause nuisance or unsightly boundaries for neighbours]* and you have obtained our approval in writing (which will not be unreasonably withheld or delayed) . You must position fences and any other means of enclosure so as to comply with the park's site licence conditions and fire safety requirements. Like for like fencing may be replaced as long as it complies with site licence conditions and fire safety requirements and you have obtained our written approval which will not be unreasonably withheld or delayed.

**3** You must not have external fires, including incinerators.

**4** You must not keep inflammable substances on the park except in quantities reasonable for domestic use.

**5** You must not keep explosive substances on the park.

**6** You must not have more than one storage shed on the pitch with a permanent concrete base. The design 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 licence and fire safety requirements. The footprint of the shed shall not exceed *3x2 m*]. Other storage is permitted such as plastic storage this however should not restrict a neighbours view.

**7** The pitch must be kept clean and tidy to a reasonable standard.

**8** No large trees ( growth to over 10ft ) must be planted without prior consent from the park owner. Large trees ( 10ft and over) may not be cut down without prior consent from the park owner.

**9** The occupier must not flush disposable wipes nor use bleach down the toilet.

## **Refuse**

### ***Where waste is collected by the local authority***

**8** 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.

**9** 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).

### **Business Activities**

**10** 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, other workers, customers or members of the public calling at the park home or the park.

### **Age of Occupants**

**11** No person under the age of 50 years may reside in a park home including no residential children *with the exception of the park owner and their family, the park warden etc.*

### **Noise Nuisance**

**12** 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.

### **Pets**

**13** Pets are permitted at the site owner's discretion but are to be kept under control and not allowed to despoil the park.

**14** Dog walking is permitted in the paddocks at the own risk with the site owners prior permission. Dog mess is to be picked up at all times.

**15** Nothing in rule 14 of these Park Rules prevents you from keeping an assistance dog if this is required to support your disability Assistance Dogs UK or any successor body has

issued you with an Identification Book or other appropriate evidence.

## **General**

**16** Use of hose pipes for garden watering and home/ path washing is allowed.

**17** You must only use fire point extinguishers in case of fire.

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

**19** You must not park and block any driveways, entrance and exit point.

**20** You must not park on the grass verges or lawns.

**21** You must drive carefully; all occupiers and visitors must not exceed the 10mph speed limit.

**22** 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
- Motorhomes and touring caravans with site owners prior permission

*(With the exceptions of commercial vehicles operated by the park owner and their family, the park warden etc)*

**23** You must hold a current driving licence and be insured to drive any vehicle you use 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.

**24** Disused or un-roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

**25** You must not carry out the following works or repairs on the park: major vehicles repairs involving dismantling of part(s) of the engine : works which involve the removal of oil or other fuels.

**26** Only mobile homes of proprietary manufacture which conform to the definitions contained in the Caravan Sites and Control of Development Act 1960 and the Mobile Home Act 1975 are accepted.

**27** Mobile Homes must be kept in sound and clean condition: Wheels must not be removed, nor the Mobile Home repositioned without permission, No external alterations of or addition to the mobile Home or pitch is permitted without the prior approval of the park owner.

### **Weapons**

**28** 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.

### **External Decoration**

**29** 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 using plain pastel colours.