

EAVES GREEN – DRAFT 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.

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. 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 – Rules, 2, 21, 24 & 25.

The Park

1. Occupiers must not use the fire points provided on the park other than for the emergency use intended.
2. Access is not permitted to vacant plots.
3. 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.
4. Everyone using the park is required to comply with the regulations of the Site Licence or any other statutory authority particularly in respect of improvements to the home.

Home & the Pitch

5. The mobile home must at all times comply with the **statutory definition of “mobile home”** as set out in the Mobile Homes Act 1983 (or definition that may subsequently amend or supersede it).
6. The home must not be sublet and accommodation must not be rented to paying guests.
7. You must not erect fences or other means of enclosure unless they are constructed of natural hedging or of a wrought iron railing type, no more than 1m in height and you have obtained our approval in writing (which will not be unreasonably withheld or delayed). You

may however replace any existing forms of enclosure on a like for like basis.

8. You must not carry out any of the following works without first seeking our permission in writing (which will not be unreasonably withheld or delayed):

- • erection of any garages or other outbuildings not attached to the home.
- • planting, felling, lopping, topping or pruning of any trees belonging to the park owner.
- • Planting of trees or large shrubs on your pitch.

9. You must not have more than one storage shed which should be located to the rear of 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 unreasonably withheld or delayed).

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 7ft x 5ft.

10. If you wish to reposition the shed on the pitch approval must be obtained from the site owner in writing (approval will not be withheld or delayed unreasonably).

11. It is recommended that all park homes are equipped with a fire extinguisher and smoke alarm which conforms to British Standards.

Condition of the Pitch

12. No explosive substances may be kept on the pitch. Inflammable substances may be kept in quantities reasonable for domestic use.

13. External fires or incinerators are not allowed. Barbecues may be used providing due consideration is given to your neighbour.

Refuse

14. The occupier is responsible for the disposal of all household, recyclable, and garden waste in approved containers through the local authority service.

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

Water

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

Vehicles and Parking

17. Vehicles must be driven carefully and must not exceed the displayed speed limit. Occupiers and visitors are required to have regard to any one –way system in place on the park.

18. 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.

19. Residents and visitors must not park anywhere except in permitted parking spaces.

20. You must not park more than one vehicle per occupier on the park.

21. Parking is only provided for private light goods vehicles. Commercial vehicles of any description are only permitted on to the park for delivering goods and services. It is specifically prohibited for motorhomes, campervans and caravans to be kept on the park.

22. No major vehicle repairs are to be undertaken on the park including:

- • Major vehicle repairs involving dismantling of part(s) of the engine
- • Works which involve the removal of oil or other fuels

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

Business Activities

24. 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

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

Pets

26. You must not keep a dog in the park home or on the park. Nothing in this rule prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dog UK or any successor body has issued you with an Identification Book or other appropriate evidence.

27. A new homeowner may come onto the park with not more than one dog (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991) in which case they are not permitted on the park at all. The new owner may keep the dog(s) for as long as they wish but they shall not be permitted to replace the dog(s) or acquire another.

28. You must keep any dog on a leash.

29. You may not have more than two domestic cats at any one time in the park home or on the park.

30. You must keep any pet under proper control and not allow it to cause a nuisance, frighten other users of the park or despoil the park. Those pets which are housed in a cage, aquarium or similar must remain at all times within your home.

Weapons

31. 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.