

## PARK RULES FOR MEADOW MOBILE HOME PARK

### Definitions

*In these rules:*

- *"Mobile Home" means The Mobile Home situated on the Pitch*
- *"Occupier" means anyone who occupies the Park, whether under an Agreement to which the Mobile Homes Act 1983, as amended, applies or under a tenancy or any other agreement*
- *"Park" means The Meadow Mobile Home Park*
- *"Park Owner" means the owners of Mobile Home Park*
- *"Pitch" means the land on which your Mobile Home is sited and as defined in your written statement*
- *"We" and "Our" refers to the Park Owner.*
- *"You" and "Your" refers to the Occupier of a Park Home*

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 You occupy Your Mobile Home Park and should be read in conjunction with the Mobile Homes Act 1983, as amended, your written statement, the site licence, as amended from time to time and, if applicable, Your tenancy agreement.

If at any time an Occupier rents a Mobile Home other than under an agreement to which The Mobile Homes Act 1983 applies as amended, then rules 2 and rule 24 do not apply, as someone renting a Mobile Home would not be responsible for exterior maintenance or gas/electrical installation.

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 **3<sup>rd</sup> December 2014**.
- 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 and Safety

1. You must keep your Pitch clean and tidy and 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 are responsible for ensuring that electrical and gas installations and appliances comply at all times with the requirements of the appropriate authorities/legislation.

3. You must not have external fires, including incinerators, or barbeques.
4. You must not keep inflammable or explosive substances on the Park except in quantities reasonable for domestic use.
5. Access to Vacant Pitches is not allowed in the interests of safety.

#### **Refuse**

Where waste is collected by the local authority

6. 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.
7. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual/unused pitch).

#### **Age of Occupants**

8. No person under the age of 18 years may reside in a Mobile Home, with the exception of the Park owner and/or Park manager and their family.

#### **Noise Nuisance**

9. 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**

10. You must not keep more than 2 pets (dogs subject to the Dangerous Dogs Act 1991 are not permitted at all). You must keep any dog on a leash not exceeding 1m in length and must not allow it to despoil the park. Livestock of any description is not allowed.
11. Nothing in rule 10 of these Park 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**

12. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.
13. You must only use fire point hoses in case of fire.
14. You must protect all external water pipes from potential frost damage.

### **Vehicles and parking**

15. You must drive all vehicles on the Park carefully and within the displayed speed limit.
16. You must not park more than 2 vehicles on the park.
17. You must not park anywhere except in the permitted parking spaces.
18. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
  - Vehicles' intended for domestic use but derived from or adapted from such a commercial vehicle which are greater than 3500 kg gross (with the exceptions of commercial vehicles operated by the Park owner and their family/Park manager).
19. You must hold a full current driving licence and be insured to drive any vehicle You keep 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.
20. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle, which is abandoned and charge any storage costs of such vehicle to You.
21. 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.

### **Weapons**

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

### **Visitors**

23. You are responsible for the conduct of all guests visiting your Mobile Home.

### **External Decoration**

24. You must maintain the outside of the Mobile Home in a clean and tidy condition. Where the exterior is repainted or recovered You must use reasonable endeavours not to depart from the original exterior colour-scheme.