

## Mobile Home Park Rules

### **Preface**

In these rules:

- "occupier" means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983 applies
- "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. These rules 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;
- 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. The planting of trees is subject to the owner's prior written approval of types and position (approval will not be withheld or delayed unreasonably). Gardens will be left intact when the occupier vacates the pitch.
2. You must not allow hedges or conifer trees to exceed the height of 2 metres.
3. You must not keep inflammable substance on the park except in quantities reasonable for domestic use. For fire safety reasons no mini gas or oil tanks are allowed.
4. You must not erect fences or other means of enclosure unless you have obtained our prior written approval (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 and fire safety requirements.
5. Any fences on the park must be capable of being moved.
6. Wheels of the mobile home must not be removed, nor the Mobile Home re-positioned.
7. You must not make any improvement to the pitch unless you have obtained our prior written approval which will not be unreasonably withheld or delayed.
8. For reasons of ventilation and safety you keep the area underneath the mobile home clear and not use it as a storage space.

### **Refuse**

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

### **Nuisance**

11. Musical instruments, all forms of recorded music players, radios, other similar appliances and motor vehicles must not be used to cause nuisance to other occupiers, especially between the hours of 10.30pm and 8.00 am.

### **Vehicles**

12. All vehicles must be driven carefully on the park and not exceed the speed limit of 5 mph.
13. You must not park more than one vehicle on the park.
14. You must not park anywhere except in the authorised parking spaces and the roads, which must not be obstructed.
15. 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 law and is in a roadworthy condition.
16. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
17. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
  - a. Light commercial or light goods vehicles as described in the vehicle taxation legislation; and
  - b. Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.
18. You must ensure that visitors do not park anywhere except in the permitted parking spaces or on the roads, which must not be obstructed. You must ensure that visitors only park on the park for the purposes of visiting an occupier.

### **Storage**

19. You must not erect any sheds or other storage receptacles without our prior written approval (which will not be withheld or delayed unreasonably). Where you source the shed yourself the design, size and standard must have been approved by us in writing (approval will not be withheld or delayed unreasonably).
20. 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 the park's site licence conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home.

### **Pets**

21. You must not keep any pets or animals except the following:
  - a. Not more than 1 domestic cat. You must keep any cat under proper control and you must not permit it to frighten other users of the park.
22. Nothing in 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.

### **Occupants**

23. No person under the age of 50 may reside in a park home.
24. The occupier is responsible for the conduct of children in his/her custody and of visitors.

### **Weapons**

25. 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.

### **Business Activities**

26. 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.

### **Miscellaneous**

27. Every one using the park is required to comply with the regulations of the site licence, water authority or any other statutory Authority.
28. Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.