

## Park Rules for Parkland Park Homes

### **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.

The following rules of occupation are for the good management of Parkland Parks Homes and are a benefit for all residents to ensure acceptable standards are maintained on the Park. They form part of the Agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983.

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 12 November 2014; 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.

### CONDITION OF PITCH

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as storage space.
2. You must not erect fences or other means of enclosures unless you have obtained our approval first (which will not be unreasonably withheld) sheds or any other enclosures must comply with the park’s site licensing conditions and fire safety requirements and must have our approval.
3. All ranch fencing at the front of homes should be kept brilliant white and maintained at all times.
4. Brick walls should not be extended without our prior approval (which will not be unreasonably withheld) matching brick has to be used.

5. You must not have external fires including incinerators.
6. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
7. You must not keep explosive substances on the park.
8. Wooden sheds are not allowed. You must ensure that any structure erected in the separate space between park homes is of non-combustible construction and positioned so as to comply with the Parks site licence conditions and fire safety regulations. Our approval is required and will not be unreasonably withheld.

## **REFUSE**

9. 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.
10. You must not deposit any waste or unroadworthy vehicles on any part of the park (including on 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 type work or sewing 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 park.

## **OCCUPANTS**

12. No person under the age of fifty years may reside in a park home, with the exception of the park owner and their family and the park warden.
13. The occupier is responsible for the conduct of children in his/her custody and of visitors.

## **NOISE NUSIANCE**

14. 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 10.30 pm and 8 am.

## **PETS**

15. You must not keep any pet or animal at the park home or on the pitch.
16. A new homeowner may come onto the park with not more than one dog or domestic cat (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991) which they already own and may keep for as long as they wish but they shall not be permitted to replace the pet or acquire another pet.
17. You must keep any dog or cat under proper control and you must not permit it to frighten other users of the park, or to despoil the park.
18. You must keep any dog on a leash not exceeding 1m in length.
19. Nothing in rules 15 or 16 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.

## **NOTE**

The express terms of a homeowner's 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 not to cause a nuisance applies to tenants and again this includes the behaviour of pets and animals.

### **NOTE**

These rules do not have retrospective effect. If the keeping of the pet complied with the previous rules, an occupier will not be treated as being in breach when these rules take effect. However, when the pet dies or leaves it can only be replaced if this would comply with these rules.

### **WATER**

20. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire. Nothing within this rule prevents you from using a hose pipe if this is required to support your disability and you have provided appropriate evidence.

21. You must only use fire point hoses in the case of fire.

22. You must protect all external water pipes from potential frosts.

### **VEHICLES AND PARKING**

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

24. You must not park more than two vehicles on the park.

25. You must not park on the roads or grass verges

26. You must not park anywhere other than the designated parking spaces, visitors to your home should also use the designated car parking spaces.

27. You must hold a current driving licence and be insured to drive any vehicle on the park. You must ensure the vehicle you drive on the park is taxed in accordance with the requirements of law and is in a roadworthy condition.

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

29. 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.

### **FIRE PRECAUTIONS**

30. You are recommended to have in your park home a fire extinguisher and fire blanket conforming to the relevant British Standard.

### **WEAPONS**

31. You must not use guns, firearms and offensive weapons (including crossbows) on the park and you must only keep them if you hold an appropriate licence.

### **EXTERNAL DECORATION**

32. Homeowners must maintain the outside of their park home in a clean and tidy condition, gardens must be kept tidy. Where the exterior is repainted or recovered homeowners must use reasonable endeavours not to depart from the original exterior colour scheme.