

# **PARK RULES**

## **FAMILY PARK**

The following rules of occupation are for the good of the management of the park and for the benefit of all who use them. These rules form part of the agreement by which you occupy your pitch in accordance with the Mobile homes Act 1983 and the amended housing act 2006 referred to part IV Express terms of Agreement.

The rules have not been compiled to place unnecessary restrictions on residents but rather to ensure that they may live peacefully in unspoilt surroundings. As park home residents live in closer proximity with other residents than house dwellers certain rules have been compiled in the resident's interest, others are necessary to preserve the visual amenities of the park. We are sure that provided the rules are accepted in the right spirit, our parks will continue to be happy communities.

- 1 Homes must be kept in sound clean condition decoration and external colour must be maintained. Wheels must not be removed nor the home repositioned. Any external addition to the home must comply with site licence conditions.
- 2 The company does not accept any liability whatever for any loss or damage to the property including the park home of the occupier, his family or any visitor to the park. Unless the damaged is caused by negligence of the company or the company's employees. The occupier must insure the home, particularly in respect of public liability which is normally covered by their household insurance, and all details must be forwarded to the park office where they can keep a record, it is also the occupiers responsibility to advise the park office if they have changed companies and renewed their policy.
3. Occupiers will maintain the plot allocated in a tidy condition free from litter and refuse. The underneath of each home is to be kept clear and not used for storage, to enable the company to conform with conditions of the site licence issued by the local authority. Where occupiers are not keeping their gardens clean and tidy they will be given 28 days to see that it has been done then offered numbers of gardeners that can help them.
4. The description of a plot is the garden area surrounding the home, which can be defined by either a fence or natural boundary line or posts.

5. The planting of trees and shrubs is allowed on the home owner's pitch only. Shrubs that are formed into a hedge must not be permitted to grow any higher than two meters as per the site licence or interfere with any neighbour's pitch, existing trees must be maintained no height restriction. This is the responsibility of the home owner.
6. Any fences that are erected by the home owner must not be any higher than 2 meters or 6ft fence panel with 6 inch gravel board as per the site licence. Any damage that is caused to any underground cables the home owner will be held responsible for.
7. The park home may only be used by the occupier and members of their permanent household and bona fide guests. Occupiers will be held responsible at all times for their household and guests. The number of persons occupying the park home shall not exceed the number of which the home was designed. Please note sub letting is not permitted.
8. Occupiers shall at all times conduct themselves with due regard to their neighbours. Radios, audio systems, television sets and musical instruments etc must be kept to a reasonable volume, which cause no annoyance to other occupiers.
9. No occupier shall do any act or action which may be or become nuisance, damage, annoyance or inconvenience to the company or any residents on the park. If a resident causes damage to the park owners property or another residents property, they will be asked to leave following court procedures to reclaim the pitch. No home should be used for illegal or immoral purposes.
10. External fires and incinerators are not allowed. Barbecues are allowed preferably gas barbecues or disposal ones that can be extinguished after use.
11. Dogs, cats, rabbits and guinea pigs are allowed. Dogs must be kept on a lead whilst on the park and kept under proper control. Any dogs that foul on the park whilst being walked the owners must pick up their dog waste and dispose of in their bins.
12. Sheds may be permitted on each plot but only to a maximum size of 8x6 and positioned to comply with the site licence. No inflammable or explosives substances may be kept on the occupiers pitch except in quantities reasonable for domestic use.
13. The occupier is responsible for the disposal of all household and garden waste in approved containers through the local authority service. Containers must not be over-filled and must be placed in the approved position for weekly collections.

14. All vehicles must be driven carefully on the park not exceeding the displayed speed limit. All vehicles brought onto the park are at the owners own risk.
15. Vehicles owners must keep to authorised parking on their pitch, the company is only obliged to provide one car parking space per household. Occupiers with more than one vehicle may extend their parking on their plot to incorporate for a second vehicle. Only two vehicles per household. All vehicles must be parked on a hard standing and not on grass verges.
16. All vehicles must be taxed and insured and hold a current mot as required by law (road traffic act 1960 ) and be in running order.
17. Commercial vehicles may be parked within the confines of the park as long as the office holds the registration number of that vehicle. Boats, motor homes and touring caravans may not be parked on the park. Commercial vehicles no bigger than 35cwt.
18. Disused lend of life vehicles must be removed from the park and the company will remove any vehicle which is apparently abandoned after trying to contact the owner and giving 28 days notice for the owner to move or the company will arrange for it to be removed and they will be charged for any costs that are incurred. Motor oils and other fuels of that nature must not be discharged into the drains or onto the road or car park.
19. Work or compound entrance gates, garage doors and double yellow lines must be kept clear at all times any vehicles found to be blocking these entrances/lines will be removed as the access has to be clear for emergency vehicle
20. The company reserves the right to levy a charge in respect of any vehicle found or parked or kept within the confines of the park in breach of paragraphs 15 -20 the above. The rendering of such charge by the company and the payment by the occupiers in no way implies acceptance by the company of any breach by the occupiers of paragraphs 15 -20 above nor removes from the occupiers obligations contained in and placed upon them by paragraphs 15 -20 above.
21. All park homes must be equipped with a fire extinguisher or blanket which conforms to the requirements of the fire officers committee. The chimney cowl must be kept in good state of repair, sparks or objectionable smoke should not be discharged. Occupiers must not use the fire hydrants/points provided for other than the emergency use intended.
22. Pitch fees are payable at the rate and frequency prescribed in your agreement and are exclusive of all rates and taxes and other outgoings of an annual or recurring nature.
23. Occupiers are responsible for ensuring that all electrical and gas installations are to be carried out by qualified contractors and must comply with current legislation.

24. All external water pipes shall be lagged against frost by the occupier who will be liable for any loss of water due to the occupier's failure to do so or from any other failure of the water section that the occupier is liable for i.e from the underground stopcock underground level upwards. The occupier is responsible for the sewage connection from ground level upwards and from electrical connections from the meter housing unit. All new occupiers will be told where their stopcock is, homes that are purchased second hand should be informed by the seller.
25. Disconnection and removal of park homes from a plot shall only be carried out by the company at occupiers expense in line with current costs.
26. All vacant pitches will be cordoned off and the company will not be held responsible for any accidents on vacant pitches if a person has trespassed.
27. It is forbidden to carry offensive weapons or any other objects likely to give offence on the park. Guns and firearms of any kind shall not be used on the park and shall only be kept with a licence from the local police authority.