

## **Park Rules for:**

# **Summerlands Court**

Effective as of 16<sup>th</sup> October 2014

### **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.

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 16<sup>th</sup> October 2014 when they take effect; and
- no occupier who is in occupation on this 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. 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 enclosure unless they are under 3ft high, black painted metal and you have obtained our approval (which will not be unreasonably withheld). Fences and enclosures must not be positioned more than half way along the side of your home. You must position fences and any other means of enclosure so as to comply with the park’s site licence conditions and fire safety requirements.
3. You must not have external fires, including incinerators.
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park.

### **Storage**

6. You must not have more than one storage shed on 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 withheld unreasonably). You must position the shed so as to comply with the park’s site license and fire safety requirements. The footprint of the shed shall not exceed 3m<sup>2</sup> where the pitch size allows.
7. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 6.
8. You must ensure that any structure erected in the separation space between the park homes is of non-combustible construction and positioned so as to comply with the park’s site license conditions and fire safety requirements.

## **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 rubbish other than in local authority approved containers on any part of the park (including 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 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**

12. No person under the age of 50 years may reside in a park home, unless two persons are in occupation, in which case one person must be over 50 and the younger person must be older than 45.

## **Noise Nuisance**

13. You must use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles so as not to cause a nuisance to other occupiers, especially between the hours of 10.30pm and 8.00am.

## **Pets**

14. You must not keep any pets or animals except the following:
  - Not more than 1 dog (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all) of a maximum height of 18" (46cm) at the shoulder when fully grown. You must keep any dog under proper control and you must not permit it to frighten other users of the park. You must keep any dog on a leash not exceeding 1m in length and must not allow it to despoil the park.
  - **OR**
  - Not more than 1 domestic cat. You must keep any cat under proper control and must not permit it to frighten other users of the park, or to despoil the park.
15. Nothing in rule 14 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 issues you with an identification Book or other appropriate evidence.

## **Water**

16. You must only use fire point hoses in case of fire.
17. You must protect all external water pipes from potential frost damage.

## **Vehicles and parking**

18. You must drive all vehicles on the park carefully and within the displayed speed limit of 10mph.
19. You must not park more than 2 vehicles on the park where the pitch is large enough for 2 vehicles to park off road.
20. You must not park on the roads or grass verges.
21. You must not park anywhere except in the permitted parking spaces allocated to your home.
22. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
  - light commercial or light goods vehicles as described in the vehicle taxation legislation
  - vehicles intended for domestic use but derived from or adapted from such a commercial vehicle, with the exception of commercial vehicles operated by the park owner and their family.
23. You must not park motorhomes or towing caravans on the park
24. You must hold a current driving licence and be insured to drive any vehicle you own 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.
25. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
26. 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, transmission or running gear.
  - b) Works which involve the removal of oil or other fuels.

## **Weapons**

27. 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**

28. Homeowners must maintain the outside of their park home and pitch in a clean and tidy condition. Where the exterior is repainted or recovered, homeowners must not depart from the original white colour scheme for walls, whilst guttering, downpipes shutters may be painted white, black or brown.

