

Rec'd 7/11/14

## PARK RULES FOR WATERDALE PARK

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 Home Act 1983, as amended.

With one exception the rules also apply to any occupiers of park homes who rent their home.

The only rule which does not apply to occupiers who rent their home is rule 30 about the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

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

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.

These rules also apply (for so long as they live on the park) to the park owner and any employees.

### **CONDITION OF THE PITCH**

All fence's and other means of enclosure must not exceed 5 ft in high unless you have approval in writing from the site owner.

you must not have external fires.

### **STORAGE**

3. All shed's and other means of storage must not exceed 10 ft by 6 ft unless the occupier has approval in writing by the site owner ( approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements.

4. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 3 and any repetacle for the storage of domestic waste pending collection by the local authority.

5. 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 with the park's site licence conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home.

### **BUSINESS ACTIVITIES**

6. 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. You must not use the park home, or the park for any sub letting. 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

7. No person under the age of 50 years may reside in a park home at ~~Waterdale~~ <sup>Waterdale</sup> Park, with the exception of the park owner and their family. No children are allowed to live on the park.

### PETS

8. You must not keep any pets or animals except the following :

- Not more than 2 dogs (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all ). 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 when on the park not exceeding 1m in length and must not allow it to despoil the park.

- Not more than 2 cats. 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.

#### **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 behavior 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.

9. Nothing in rule 8 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.

### **vehicles and parking**

10. You must drive all vehicles on the park carefully and within the displayed speed limit.
11. You must not park on the roads or grass verges.
12. You must not park anywhere except in the permitted parking spaces.
13. 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 the law and is in a roadworthy condition.
14. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

### **EXTERNAL DECORATION**

15. Homeowners must maintain the outside of thier park home in a clean and tidy condition.