

4th November 2014

PARK RULES FOR GRANGE PARK, ABBOTSKERSWELL, NEWTON ABBOT, DEVON

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 park owner is Mrs A D Knapman of 1 Grange Park, Abbotskerswell, Newton Abbot, Devon, TQ12 5NH

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 date on which they take effect, which is 24/09/2014 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.

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

These rules also apply to the park owner and her successors in title (any one employed by the park owner or her successors in title to manage the park) with the exception of rule number 5.

1. Condition of the Pitch

- a. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
- b. 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.
- c. You must not have external fires, including incinerators.
- d. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
- e. You must not keep explosive substances on the park.

2. Storage

- a. You may have more than one storage shed or other structure on the pitch. Where you source the shed or structure yourself the design, standard and size of the shed must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the shed or other structure so as to comply with

the park's site licence and fire safety requirements. The footprint of a shed or an other structure shall not exceed 10 feet by 8 feet.

- b. 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.

3. Refuse

Where waste is collected by the local authority

- a. 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.
- b. 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).

4. Business Activities

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.

5. Age of Occupants

No person under the age of 45 years may reside in a park home

6. Noise Nuisance

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 10.30pm and 8.00am.

7. Pets

- a. You must not keep any pets or animals except the following:
 - i. Not more than two domestic cat(s). 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.
 - ii. A new homeowner may come onto the park with not more than two dogs (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 dog or acquire another dog.

- iii. Any homeowners who already have a dog or dogs may keep the dog or dogs for so long as they wish but they shall not be permitted to replace the dog/s or acquire another dog/s.
- iv. All dogs and cats on the park must be kept under proper control and you must not permit it to frighten other users of the park or cause them a nuisance. You must keep any dog on a leash not exceeding 1m in length and must not allow it to despoil the park.

Nothing in this rule 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.

8. Water

- a. Water on the park is not separately metered but the charges are shared equally between all the occupiers regardless of household consumption. For this reason, you are permitted to use hoses but must do so sparingly and reasonably.
- b. You must protect all external water pipes from potential frost damage.

9. Vehicles and parking

- a. You must drive all vehicles on the park carefully and within the displayed speed limit.
- b. You must not park more than 1 vehicle per resident on the park
- c. You must not park on the roads or grass verges
- d. You must park on your hard standing or garage if provided
- e. You must not allow your visitors to park anywhere except on the visitors parking areas provided unless there is room on your pitch
- f. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

10. External Decoration

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

11. Alterations

- a. You may make alterations to your park home but you cannot make alterations where the proposed work would mean that your park home is no longer, by definition, a caravan.
- b. You may make alterations to your pitch but must ask for our permission before starting any work. Our permission will not be unreasonably withheld.

- c. You must obtain planning permission for any alternations to your park home or pitch if required.

12. Recommendations

We recommend that a 1 kilogram dry power fire extinguisher and a fire blanket is kept in the park home