

Proposed Park Rules For Hillview Manor Park

Preface

These rules will apply to 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.

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 have been drafted taking into account the requirements of the site licence, and fire and safety requirements. They form part of the agreement by which homeowners occupy their pitch in accordance with the Mobile Homes Act 1983 as amended.

None of these rules is to have retrospective effect. They are to apply only from the date on which they take effect which is 3/2/15; 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.

The Park Home

- 1 You must ensure at all times that the park home complies with the definition of a mobile home as set out in the Mobile Homes Act 1983, as amended, (or any definition that may subsequently amend or supersede it).

Condition of the pitch

- 2 You must not erect fences or other means of enclosure other than hedging and you must first have obtained permission in writing (which will not be unreasonably withheld or delayed). You must position the hedging so as to comply with the parks site licence conditions, and fire and safety requirements.
- 3 You must not have external fires, including incinerators, however you may use barbecues of the gas powered closed lid type.
- 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 the site owner in writing (approval will not be unreasonably withheld or delayed unreasonably. You must position the shed as to comply with the site licence and fire and safety requirements and where practicable it should be sited at the rear of the home out of sight of public view. The footprint of the shed shall not exceed 8' x 6' (48 sq ft) / 4.4593 metres.
- 7 You must not have any storage receptacle on the pitch other than the shed mentioned in rule 6 other than any receptacle for the storage of domestic waste pending collection by the local authority.

Refuse

- 8 You are responsible for the disposal of all household recyclable and garden waste in approved containers through the local authority service. Please do not overfill containers and place them in the approved position for the local authority collections.
- 9 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

- 10 You must not use the park home, the pitch or the park for any business purpose and you must not use the home or the pitch for the storage of stock, plant, machinery or equipment 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

- 11 No person under the age of 50 years of age is allowed to reside in the park home.

Noise nuisance

- 12 You must not use musical instruments, all forms of recorded music players, radios and other similar appliances as to cause a nuisance to other occupiers especially between the hours of 10-30pm and 8 am.

Pets

- 13 No pets allowed.
- 14 Nothing in rule 14 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.

Water

- 15 Where water is not separately metered at the park home you must not use hose pipes except in case of fire.
- 16 You must only use fire points in case of fire.
- 17 You must protect all external pipes from potential frost damage. Occupiers are responsible for all water, gas, or electrical fittings after the connection point to their home.

Vehicles and Parking

- 18 You must drive all vehicles on the park carefully and within the displayed speed limit and comply with all road signage. Vehicles must keep to authorised parking spaces one car per driveway. All vehicles must be taxed and insured at all times as required by law and drivers must hold a current driving licence. Disused vehicles must be removed from the park; no commercial vehicles should be parked on the park overnight. Only one car parking allocation per pitch on the park.
- 19 You must not make alterations to the road or kerb line.
- 20 You must not carry out major car repairs or the dismantling of engines or any work which requires the removal of oil or other fuels.
- 21 Motor Homes and touring caravans must not be parked on the park except for loading and unloading for a maximum of 1 night and must be parked so they do not obstruct the free flow of traffic.
- 22 You must hold a current driving licence and be insured to drive on the park. You must also ensure that any vehicle you drive on the park is taxed in accordance with any requirements of law and is in a roadworthy condition.
- 23 Disused or unroadworthy vehicles must not be kept on the park. I reserve the right to remove any vehicle which is apparently abandoned.

Weapons

- 24 You must not use or display guns, firearms and offensive weapons (including crossbows) on the park and you may only keep them on your pitch or in the home if you hold the appropriate licence and they are securely stored in accordance with the conditions of that licence.

External Decoration

- 25 Where the exterior of the home is repainted or recovered homeowners must use reasonable endeavours not to depart from the original colour scheme.

General

- 26 Occupiers are responsible for ensuring that the electrical, water, gas installations and appliances comply with requirements of the institute of Engineering and Technology, WRAS (water regulations advisory scheme) and Gas Safe Register or any succeeding authority.
- 27 Washing hung out to dry on the pitch is to be screened from public view where possible preferably using rotary drying lines.
- 28 Access to vacant pitches is not permitted; building plant or other materials must be left undisturbed.
- 29 Joy riding of cycles, motorcycles or mopeds is strictly prohibited on the park.
- 30 No scrap metals of any description may be stored on the park.
- 31 The park warden is employed for the wellbeing of the park and smooth running of the park and except in an emergency should only be contacted in office hours (Monday to Friday 9am—5pm, Saturday 9am—1030am).
- 32 Children must not play on park roads and no ball games are allowed within the confines of the park.

These proposed rules have been compiled under the new legislation governing park rules Mobile Homes (Site Rules) (England) Regulations 2014 as amended by the Mobile Homes Act 2013.