

# HOLTON HEATH PARK

Wareham rd, Holton Heath, Poole, Dorset, BH16 6JS.

## PARK RULES

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.

In these rules numbered 1-41:

. Occupier / resident / tenant / homeowner means any one 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 "ours" refers to the park owner.

None of these rules is to have a retrospective effect. Accordingly:

. They are to apply only from the date on which they take effect, which is (7-Feb-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 by written permission from the park owner on that date and which would not have been a breach of the rules in existence before that date

1. No persons under the age of 50 years may reside in a Park Home on Holton Heath Park, with the exception of the park owner/s and their families management, staff or park warden.

2. No children as residents (with exception to the park owner/s and their families, management and park warden).

3. No dogs

. No visiting dogs

4. No Pets except a cat (please see rule 5 with regard to a pet cat)

Rules 3,4 and 5 does not apply to the park owner/s and their families, park warden and management.

5. No more than 1 cat allowed to any park home, and 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.

6. Only mobile homes of proprietary manufacture which conform to the definitions contained in the caravan sites and control of development act 1980 the caravan sites act 1968, the mobile homes act 1975 are acceptable.

7. 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 use reasonable endeavours not to depart from the original exterior colour-schema. Wheels must not be removed nor the mobile home re-positioned.

8. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as storage space.

9. You must not erect fences or other means of enclosure without our written approval ( which will not be unreasonably withheld or delayed). You must position fences and any other means of enclosure so as to comply with the park's site licence condition's and fire safety requirements.

10. You must not have external fires, including incinerators, with exception to supervised barbecues.

11. You must not keep flammable substances on the park except in quantities reasonable for domestic use.

12. You must not keep explosive substances on the park.

13. You must not have more than one storage shed on the pitch. The shed design, standard and size of the shed must be approved by us the park owner in writing ( approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the parks site licence and fire safety requirement, non-combustible material will only be approved, the footprint of the shed shall not exceed 6ft x 4ft.

14. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 13 and any receptacle for the storage of domestic waste pending collection by the local authority.

15. No commercial vehicles, camper vans, touring caravans, boats, trailers of any sort may be stored or parked on Holton Heath Park at any time this excludes deliveries, with exception to the park owner, warden and management.

16. You must drive all vehicles on the park carefully within 10mph or less.

17. No 2nd cars permitted.

. You must not park more than 1 car any where on Holton Heath Park or on any accesses to the park.

18. You must not park on the roads or grass verges.

19. You must not park anywhere except in the permitted parking spaces or on your driveway.

20. Other than delivering goods and services, you must not park or allow parking of commercial or light goods vehicles of any sort on the park, including:

. Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.

With the exceptions of commercial vehicles operated by the park owner and their families, the park warden and park management.

21. You must hold a current driving licence and be insured to drive any vehicle on the park, the vehicle you drive must be taxed in accordance with the requirements of law and is in road worthy condition.

22. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

23. You must not carry out the following works or repairs on the park:

. Major vehicles repairs involving dismantling of part(s) of the engine

. Works which involve the removal of oil or other fuels.

**24. 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 or 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.**

**25. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service.**

**26. 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).**

**27. You or your visitors are not permitted to deposit garden waste, building materials or general rubbish on any part of the land that forms Holton Heath Park.**

**28. The Park owner retains the right of approval of improvements to the pitch, approval will not be unreasonably withheld or delayed.**

**29. You can use hoses sparingly in consideration to other homeowners, except in the case of fire.**

**30. You must only use fire point hoses / extinguishers in case of fire.**

**31. You must protect all external water pipes from potential frost damage.**

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

**33. Visitors are permitted to stay for only a short period of time, 28 days.**

**34. You are responsible for the conduct of your visitors and visiting children.**

**35. The park owner retains the right to approve types of trees and shrubs being planted on your pitch or any where on the park, approval will not be unreasonably withheld.**

**. The park owner retains the right to approve trees and shrubs being cut down, trimmed or removed, approval will not be unreasonably withheld.**

**36. 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.**

**37. Washing lines are to be reasonably screened from public view.**

**38. Musical instruments, record players, radios, other appliances and vehicles must not be used to cause nuisance to others especially between the hours of 10.30pm and 8.00 am.**

**39. Occupiers are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the institution of electrical engineers and or other appropriate authorities.**

**40. You are required to comply with the regulations of the site licence, water authority or any other statutory authority.**

**41. You or your visitors are not permitted entry on vacant pitches, pitches with vacant /park stock homes, or restricted areas of the park.**