

## **Site Rules for Organford Manor Country 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 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 31 March 2020; 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.

### **Condition of Pitch**

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
2. Trees and shrubs must not be permitted to grow to a size or shape so as to interfere with a neighbour's pitch. Trees and shrubs may not be cut down, removed or damaged and gardens must be left intact when the occupier vacates the pitch.
3. You must not erect fences including trellis, wooden or otherwise, on and around the boundary of your pitch. Trees or hedges as a means of enclosure are acceptable providing the trees or hedges planted do not exceed the height of comparable means of enclosure on other pitches and comply with the park's site licence conditions and fire safety requirements.
4. You must not plant bamboo, ornamental grasses or ferns on your pitch or anywhere else on the park.
5. Rotary washing lines and clothes lines are permitted provided that wherever possible they are erected away from public sight and taken down when not in use.
6. No more than a total of 12 garden ornaments, including statues, gnomes, garden pots and plastic animals are permitted on your pitch, where your pitch can be viewed from the road or other communal/public area on the park.
7. Gazebos of any size, shape or material (including where constructed of wood or metal and fabric) are not permitted on any pitch. The permission of the site owner must be obtained before any gazebo is erected anywhere else on the park.

### **Age of Occupants**

8. No person under the age of 45 years may reside in a park home with the exception of the owner, the owner's family, or any employee of the owner. For the avoidance of any doubt, no children may reside permanently in the park home.

## **Business Activities**

9. 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.

## **Nuisance**

10. 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.

11. No occupier shall do or permit to be done anywhere on the park any action or act which may be or become a nuisance, damage, annoyance or inconvenience to us or the neighbours or occupiers of any other home on the Park or to any adjoining or neighbouring property and shall not use or permit the home to be used for immoral or illegal purposes. Occupiers will be held responsible at all times for the conduct of their children/grandchildren.

## **Pets**

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

- Not more than two small/medium size dogs (but no breeds subject to the Dangerous Dogs Act 1991);

Dogs must be kept under proper control and on a short lead if walking around the park and you must not permit it to frighten other users of the park. If you do not keep your dog on a short lead and have already received two warnings for not doing so, at the third occurrence, you will be asked to remove the dog from the park. You must clean up after your dog if it despoils on the park.

Visitors who also bring dogs on to the park are also expected to follow the above rules.

- Not more than two domestic 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.

- Any pet or animal (but not reptiles) which are housed in a cage, aquarium or similar and remain at all times within your home.

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 behaviour of pets and animals.

Note Nothing in the rules on dogs 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.

## **Storage**

13. You must not have more than two storage sheds/containers on the pitch. Where you source the shed/container yourself, the design, standard and size of the shed must be approved by us in writing (approval will not be unreasonably withheld or delayed). You must position the shed/container so as to comply with the park's site licence and fire safety requirements.

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

15. You must ensure that any shed/container 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.

### **Refuse**

16. 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.

17. 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).

### **Vehicle Parking**

18. a. 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 and
- Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle. This rule does not apply to the owner, the owner's family or any employee of the owner.

b. All vehicles must be driven carefully on the park, not exceeding the displayed speed limit and must observe the one way system. Parking is not permitted on roads or grass verges.

c. One car per park home, registered to the address for your park home is permitted. This car only should be parked on the driveway of your pitch unless the driveway can accommodate a second car and the parking of this vehicle (also registered to the address for your park home) does not contravene the park's site licence conditions and fire safety requirements.

d. All vehicles permitted on the park must be taxed and insured as required by law and be in running order with a valid MOT. Drivers must hold a current driving licence and validated vehicle insurance.

e. Disused/unroadworthy vehicles must be removed from the park and we reserve the right to remove any vehicle which is apparently abandoned.

f. You must not carry out the following works or repairs on the park or on an individual pitch:

- vehicle repairs, including servicing and restoration works or any works which involve the removal of oil or other fluids.

g. You must not park or allowing the parking of campervans, motorhomes, touring caravans, tow-a-vans, trailers of any size and boats on the park unless loading or unloading and only then for a reasonable period of time to allow for this and it is subsequently removed from the park.

### **Weapons**

19. You must not use or display guns, firearms and offensive weapons or other objects likely to give offence on the park. You must hold the appropriate licence and ensure that they are securely stored in accordance with that licence.

### **Access to vacant pitches**

20. Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.

### **Water**

21. The use of hose pipes is permitted unless the Water Authority decide to impose a ban on their usage.

### **Blockages**

22. You must not permit any matter which is likely to cause blockage or damage to water closets, pipework, gullies or drains to enter into the park's infrastructure including wet wipes. It is recommended that Ecover products or any environmentally friendly products are used instead of bleach or other strong chemicals which affect the efficiency of the sewerage treatment plant.

### **Frost damage**

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

### **Other**

24. It's recommended that all park homes be equipped with a fire extinguisher/blanket which conforms to the requirements of fire safety legislation and advice. Sparks or objectionable smoke should not come from the chimney flue and cowl.

25. You must not use the fire points provided for other than the emergency use intended.

26. It's recommended you ensure any electrical, solid fuel, oil and gas installations comply at all times with the relevant safety standards.

27. External fires, including incinerators are not allowed.

28. No inflammable or explosive substances may be kept on the pitch except in quantities reasonable for domestic use. No inflammable or explosive substances to be kept elsewhere on the park.

29. The wheels on your home must not be removed, nor the home repositioned. No external alteration may be made to your home or to the pitch without our prior permission (permission not to be unreasonably withheld or delayed).

30. Sub-letting is not permitted. You must occupy your home as your main or only residence.

31. Wheelie bins must be stored away from the road side but can be left out ready for collection for no more than 24 hours.

32. You must maintain the outside of your 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 of the colour scheme.

33. We do not accept any liability whatsoever for loss or damage arising on the Park unless caused as a result of our own negligence or breach of duty.