

PARK RULES FOR WESTON MOBILE HOME PARK

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

INTRODUCTION

The following 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).

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 colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance. This rule however will apply to the owners of the rented home.

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 29th October 2014.

The rules are designed to ensure that all may live peacefully in unspoilt surroundings and have not been compiled to place unnecessary restrictions on occupiers. We are sure that, provided the rules are accepted in the right spirit, our park will continue to be a happy community.

Condition of the Pitch

1. For reasons of ventilation and safety, the underneath of each home is to be kept clear and not used as storage space.
2. You must not erect fences or other means of enclosure unless they are of a temporary construction, no higher than 3 ft high and to enclose part of the pitch. You must also have obtained our approval in writing (which will not be withheld unreasonably or delayed). 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.
3. You must not have external fires, including incinerators.
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 permanent storage shed on each pitch. One additional temporary storage shed is also allowed. Where you source the shed 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 so as to comply with the park's site licence and fire safety requirements. The footprint of both shed shall not exceed (2.6 m²).

7. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 6 and any receptacle for the storage of domestic waste pending collection by the local authority.
8. 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.

Refuse

WHERE WASTE IS COLLECTED BY THE LOCAL AUTHORITY

9. 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.
10. 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

11. 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.

Occupiers

12. No persons under the age of 45 years may reside in a park home, with exception of the park owner and their family.
13. All owners of park homes must be owner-occupiers at all times, with the exception of the park owner and their family.

Noise Nuisance

14. 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.

Pets

15. You must not keep any pets or animals at the park home or on the pitch apart from Rule 16.
16. A new homeowner may come onto the park with not more than one dog or cat (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 pet or acquire another pet.

17. Rule 15 and 16 does not apply to pets owned by the park owner and their family.
18. Nothing in rule 15,16 or 17 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.

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

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.

Water

19. You must only use Fire point hoses in the case of an emergency.
20. All external water pipes must be lagged by homeowners against potential frost damage; the homeowner will be liable for any loss of water due to their failure to do so. The homeowner will also be responsible for any loss of water from their pipes from ground level upwards.

Vacant Pitches

21. Access is not permitted to vacant pitches. Building materials, equipment and/or plant must be left undisturbed.

Vehicles

22. All vehicles must be driven carefully on the park and not exceed the displayed speed limit.
23. Parking is not permitted on roads or grass verges.
24. You must not park anywhere except in the 1 parking space allocated to your home.
25. As required by law (Road Traffic Acts and any replacement legislation):
 - a. All vehicles used on roads on the park must be taxed and insured and be in roadworthy condition;
 - b. All drivers on the park must hold a current driving licence for the category of vehicle driven on the park.
26. Disused or un roadworthy vehicles must be removed from the park and the park owner reserved the right to remove any vehicle, which is apparently abandoned.
27. The following works and repairs are not permitted on the park:
 - a. Works that involve discharging motor oils and other fuels of that nature into the drains or onto the roads or car park;

28. 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.
- With the exception of commercial vehicles operated by the park owner and their family or vehicles instructed by the park owner for any work to the site or on the site in any way.

Miscellaneous

29. You must not use 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.

External Decoration

30. Home owner 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.