

Mobile home park rules

MONTEVIDEO 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.

These rules are in place to ensure acceptable standards and 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.

These rules are to apply from the date on which they take effect, which is 28th January 2016

Condition of the Pitch

1. You must ensure that:

a. The mobile home at all times complies with the statutory definition of a “mobile home” set out in the Mobile Homes Act 1983 (or any definition that may subsequently supersede it) and The mobile home is maintained at all times in a condition whereby it is capable of being moved from one pitch on the site to another.

2. You must not make any improvements to the pitch unless you have obtained our prior written approval (which will not be withheld or delayed unreasonably). Any improvements to the pitch must comply with the park’s site licence and fire safety requirements.

3. Occupiers are responsible for all electrical fittings and cabling from the meter situated on the pitch, to the mobile home and also the water supply pipe from the stopcock situated on the pitch (the stopcock being the responsibility of the park owner) to the mobile home.

4. The space between the base of the park home and the ground on which it stands must be kept clear at all times and it must not be used for storage.

5. The planting of trees and shrubs or erection of fences is subject to our prior approval (which will not be withheld or delayed) of types and position. Existing trees and shrubs on the common parts of the park must not be cut down removed or damaged.

6. You must not have external fires, including incinerators. However you are at liberty to use a barbecue or chimineas, provided it is used safely and sensibly.

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

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

Storage

9. 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 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 conditions and fire safety requirements.

9a. Residents are not allowed to store any items in the space underneath their homes.

10. 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 homes and any neighbouring home.

Refuse

11. 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.

12. 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).

Pets

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

a. Not more than 1 dog (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all) which, when a fully grown adult, must be no bigger than 18 inches when measured from the base of the foot to the top of the shoulder when the dog is standing with its head erect.

b. Not more than 1 domestic cat.

14. You must keep any dog under proper control and you must not permit it to frighten other users of the park. You must keep any dog on a leash not exceeding 1m in length and must not allow it to despoil the park.

15. Nothing in 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.

Vehicles and parking

16. All vehicles entering the park must be taxed and insured. All drivers must hold a full valid driving licence. However you are at liberty to learn to drive on the park providing you have a valid provisional licence and comply with any other legal requirements.

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

18. You must not park anywhere except on the driveway on your pitch. Your guests may park either on the driveway on your pitch or the designated parking areas on the park.

19. You must not park on roadways or grass verges and you must not block the entrance to the park.

20. You must drive all vehicles carefully and within the 10 MPH speed limit.

21. You must not park more than one vehicle on the park. However where there is sufficient space on your driveway for two vehicles, you may park an additional vehicle on the park.

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

a. Light commercial or light goods vehicles as described in the vehicle taxation legislation; and

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

23. Other than for loading and unloading purposes, you must not park touring caravans or camper vans on the park.

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

- a. Major vehicle repairs involving the dismantling of part(s) of the engine;
- b. Works which involve the removal of oil or other fuels.

Nuisance

25. 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 9pm and 8am.

Occupants

26. No person under the age of 50 may reside in a park home. This does not include park owners, employees, etc.

27. It is your responsibility to ensure your guests and their children do not cause a nuisance on the park and comply with the requirements of these park rules.

Weapons

28. 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 secured in accordance with that licence.

General

29. Flora, trees and shrubs on the Park must not be damaged in any way including being picked, cut and trimmed.

30. Access to vacant pitches or other land the responsibility of the owner is not permitted. Building materials and/or plant and machinery belonging to the owner must be left undisturbed.

31. You must not interfere, attempt to alter or maintain any equipment, machinery or connections relating to the services provided by us (including water, sewerage and electricity) or any communal areas of the park such as roads and open areas of grass.

32. Residents are not to flush anything down toilets or sinks that may block the sewerage system and damage the pump, such as cotton buds, dust/wet wipes, rags, sanitary towels or anything similar.

33. In an effort to stay 'green' on park, no excessive water usage is permitted, residents are encouraged to use water butts in their gardens where possible etc . No pools/jacuzzis are permitted.

34. Use of the land at the rear of Montevideo Park is strictly prohibited to the residents or their visitors. No entry or dog walking is allowed in this location.

35. Strictly no residents or third party contractor or person(s) instructed on their behalf; are permitted to dig or commence under ground works on the site roads or driveways or underground services.