PURBECK VIEW PARK

PARK RULES

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.
- **"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.

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 27 regarding the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

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 **03/02/2015**; and
- No occupier who is in occupation on that date will be treated as being in breach due to circumstances which were in existence before that date.

CONDITIONS OF THE 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. You must not erect fences or other means of enclosure without having obtained our approval in writing (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 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.

6. The planting of Leylandii-type fir trees is not allowed as they are not suitable in such limited space. Existing fir trees and hedges should be kept at a height of no more than 2 metres (with the exception of the boundary hedge), and all shrubs etc. should be kept in check so as not to encroach on adjoining plots.

STORAGE

7. 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 and fire safety requirements. The shed must be maintained in good repair and appearance.

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

9. 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

10. 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.

11. 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

12. 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 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.

NOISE NUISANCE

13. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances or motor vehicles so as to cause a nuisance to other occupiers, especially between the hours of **10.30pm and 8.00am**.

PETS

14. Pets are permitted at the park owners' discretion (other than any of the breeds subject to the Dangerous Dogs Act 1991, which are not permitted at all). You must keep any dog under proper control, must not permit it to frighten other users of the Park and must not allow it to despoil the Park. Existing pets may not be replaced without our prior approval. 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.

15. Nothing in Rule 14 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.

WATER

16. Where water is not separately metered at the park home or not separately charged, use of hoses should be kept to an absolute minimum and only used when absolutely necessary.

17. You must use fire point hoses in case of fire.

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

VEHICLES AND PARKING

19. You must drive all vehicles on the Park carefully and within the displayed speed limit of **5 mph**.

20. You must not park more than one vehicle on the Park.

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

22. You must not park anywhere except in the permitted parking spaces.

23. Other than for delivering goods and services, you must not park or allow the parking of commercial vehicles of any sort on the Park, including: light commercial or light goods vehicles as described in vehicle taxation legislation; vehicles intended for domestic use but derived from or adapted from such a commercial vehicle; motorhomes, touring caravans, etc.

24. You must hold a current driving licence and be insured to drive any vehicle on the Park. You must also ensure that any vehicle you drive on the Park is taxed in accordance with the requirements of law and is in a roadworthy condition.

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

26. You must not carry out the following works or repairs on the Park: a) major vehicle repairs involving dismantling of parts of the engine; b) works which involve the removal of oil or other fuels.

EXTERNAL DECORATION

27. Homeowners must maintain the outside of the 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.

AGE RESTRICTION

28. No person under the age of **50 years** may reside on the Park. A person is regarded as residing on the Park if they occupy a park home as their **only or main residence**. This rule does not prevent temporary visits by family members or guests.