

Crabtree Green Park Mobile home 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 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.

With one exception the rules also apply to any other occupiers of park homes who rent their home.

The only rule which does not apply to occupiers who rent their home is rule two about 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 (date to be confirmed); 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.

1. Only mobile homes of proprietary manufacture which conform to the definitions contained in the caravan sites and control of development act 1960, the caravan sites act 1968 and the mobile homes act 1975, 1983/2004 are acceptable and must comply to site license Regulations and the written statement agreement in all respects.
2. Homeowners must maintain the outside of their park homes in a clean and tidy condition. Where the exterior is repainted or recovered, occupiers must use reasonable endeavours not to depart from the original exterior colour scheme
3. You must not make any alterations or additions to the pitch unless you have first obtained our consent in writing, which will not be unreasonably withheld or delayed.

4. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
5. The occupier must not permit waste water to be discharged onto the ground. Where water is not separately metered or rated the use of hoses is forbidden, except in case of fire.
6. The occupier is responsible that all household refuse is deposited in approved containers which must not be over filled.
7. Musical instruments, record players, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30pm and 8am.
8. You must drive all vehicles on the park carefully and within the displayed speed limit.
9. You must not park anywhere except in the permitted parking spaces.
10. You must not obstruct the park roads.
11. 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 and employees.
12. You must hold a current driving license 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.
13. Disused or un-roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
14. 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.
15. You must not have more than one storage shed on the pitch. Where you source the shed yourself, the design, standard and size must be approved by us in writing, which will not be unreasonably withheld or delayed. You must position the shed so as to comply with the parks site licence and fire safety requirements. The footprint of the shed shall not exceed six by eight foot.

16. You must not have any storage receptacle on the pitch other than the shed mentioned in rule six and any receptacle for the storage of domestic waste pending collection by the local authority.
17. 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 parks site licence conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home.
18. You must not plant any trees and shrubs unless you have first obtained our written approval, which will not be unreasonably withheld or delayed. You must not cut down or cause damage to any trees or shrubs on the park.
19. Washing lines must be a rotary air-dryer and must be reasonably screened from view.
20. You must not keep any pets or animals except the following:
 - Not more than one dog (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 and you must not permit it to frighten other users of the park. You must keep any dog on a leash not exceeding one metre in length and must not allow it to despoil park.
 - Not more than one domestic cat, 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.

Note

The express term 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.

21. Nothing in rule 20 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.
22. The occupier is totally responsible for the conduct of children in his/her custody and of visitors.
23. You must not use or display guns, firearms and offensive weapons, including crossbows, on the park 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.

- 24. Everyone using the park is required to comply with the regulations of the site licence, water authority or any other statutory authority.
- 25. Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.
- 26. 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 storage of stock, plant, machinery or equipment 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.
- 27. The occupier is responsible for the maintenance and repair of any trees and fences that are erected on the pitch, save where these have been installed by the park owner

I the undersigned accept Crabtree green park rules

Signed.....