

## **Park rules Frodsham park homes**

### **Preface**

In these rules:

- “Occupier” means anyone who occupies a park home, whether under agreement to which the mobile homes act 1983 applies or under 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 owners.

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. These rules form part of the agreement by which you occupy your pitch in accordance with the mobile homes act 1983, as amended.

The rules are taken from the model standards recommended by the British holiday and home parks association, of which we are members, and are designed to ensure that all park home residents, may live peacefully in unspoilt surroundings and have not been compiled to place unnecessary restrictions on residents. We are sure that, provided the rules are accepted in the right spirit, our park will continue to be a happy community.

None of these rules is to have retrospective effect. Accordingly:

- They are to apply only from the date on which they take effect 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.

### **Complying with the parks site licence**

Park home owners must not do, to allow to be done, anything to the home or the pitch which might breach any of the conditions of the park owner’s site licence. A copy of the current site licence is available for inspection upon request from the site owner.

### **Condition of the pitch**

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as storage space.
2. You must not erect fences or other means of enclosure unless they match existing fencing and are not more than one meter in height, also you have obtained our approval in writing (which will not be unreasonably withheld or delayed). You must position fences or any other means of enclosure so as to comply with the parks 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. Sheds, fuel bunkers or other structures must be of design, size and standard approved by us in writing, (which will not be withheld or delayed unreasonably) and must be maintained in good repair and appearance.
7. 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.

### **Refuse**

8. 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.
9. 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**

10. You must not use the park home, the pitch or the park (or any part of the park) for any business purpose, and must not use the park home or the pitch or the storage of stock, plant, machinery or equipment used for any business purpose. However, you are at liberty to work individually from home 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.

### **Age of occupants**

11. No person under the age of 50 years may reside in a park home with the exception of the park owner and their family.

### **Pets**

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

Any pet or animal which are housed in a cage, aquarium or similar and remain at all times within your home.

Not more than **one** domestic cat.

Not more than **two** small dogs (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 lead not exceeding one meter in length when around the park and must not allow it to despoil the park.

### **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.

**Note**

Rule 12 does not apply to pets owned by the park owner. Nothing in rule 12 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.

**Noise**

13. 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 8am

**Water**

14. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of a fire.
15. You must protect all external water pipes from potential frost damage.

**Vehicles and parking**

16. You must not park more than two vehicles on the park.
17. Other than for the delivering of goods and services, you must not park or allow parking of commercial vehicles of any sort on the park unless parked on designated parking bays for commercial vehicles, with the exceptions of commercial vehicles operated by the park owner and their family or the park warden. Vehicles such as motorhomes and touring caravans must also be parked in the designated parking spaces so as to comply with the parks site licence.
18. You must hold a current drivers licence and be insured to drive on the park. You must also ensure that any vehicle you drive on the park is taxed in accordance with the requirements of the law and is in roadworthy condition.
19. 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.
20. You must not carry out the following works or repairs on the park:
  - (a) Major vehicles repairs involving dismantling of part(s) of the engine
  - (b) Works which involve the removal of oil or other fuel
21. You must drive all vehicles on the park carefully and within the displayed speed limit
22. You must not park on the roads or grass verges

**Weapons**

23. 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**

24. Homeowners 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.