

Park rules for Hatchmere 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 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 35 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); 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.

These rules also apply (for so long as they live on the park) to the park owner and any employees, with the exception of the following rules: 28, 21 and 30.

The mobile home and pitch

1. Only mobile homes of proprietary manufacture which conforms 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 (as amended) are permitted on the park.
2. You must not make any alterations to the pitch unless you have first obtained the written approval of the park owner (which will not be unreasonably withheld or delayed).
3. You must not remove any of the wheels or reposition the mobile home unless you have first obtained the written approval of the park owner.
4. The number of persons residing in the mobile home shall not exceed the specified number of berths.

Condition of the pitch

5. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
6. You must not erect fences or other means of enclosure and you have 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 licence conditions and fire safety requirements.
7. You must not plant any trees or shrubs unless you have first obtained the written consent of the park owner (which will not be unreasonably withheld or delayed).
8. You must not cut down any trees or shrubs unless you have first obtained the written consent of the park owner (which will not be unreasonably withheld or delayed). You must not intentionally damage or destroy any trees, plants or shrubs on the pitch or park.
9. Washing lines must be reasonably screened from view.
10. You must not have external fires, including incinerators. Barbeques are permitted but these must not be held within the separation space between homes and homeowners must observe the appropriate safety measures at all times.
11. You must not keep inflammable substances in the park except in quantities reasonable for domestic use.
12. You must not keep explosive substances on the park.

Storage

13. 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 parks site licence and fire safety requirements.
14. 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.
15. 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

16. 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.
17. 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

18. 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 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 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. This rule does not apply to the park owner, their family or employees.

Age of occupants

19. No person under the age of 50 years may reside in a park home. This rule does not apply to the park owner, their family and employees.

Noise nuisance

20. 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

Pets

21. You must not keep any pet or animal at the park home or on the pitch.

Note

These rules do not have retrospective effect. If the keeping of the pet compiled 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.

22. Rule 21 does not apply to pets owned by the park owner and their family and employees.
23. Nothing in rule 21 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.
24. Any dogs brought onto the park by visitors must be kept on a lead at all times and not permitted to despoil the park.

Water

25. You must only use fire point hoses in case of fire.
26. You must protect all external water pipes from potential frost damage.

Vehicles and parking

27. You must drive all vehicles on the park carefully and within the speed limit of 10mph.
28. You must not park on the roads or grass verges.
29. You must not park anywhere except in your own designated parking space(s) on your pitch. Visitors must use the visitor parking area.

30. 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.

This rule does not apply to the park owner, their family and employees.

31. 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.
32. Disused or roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
33. You must not carry out the following works or repairs on the park:
 - (a) Major vehicle repairs including dismantling of part(s) of the engine or
 - (b) Works which involve the removal of oil or other fuels

Weapons

34. 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

35. 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.

Miscellaneous

36. Homeowners are responsible at all times for the conduct and behaviour of all visitors and children during their visit to the park.
37. All homeowners are responsible at all times for the conduct and behaviour of all visitors and children during their visit to the park.
38. Homeowners are not permitted to access vacant pitches and all plant and machinery must be left undisturbed
39. You must not rent out your home.