

West park homes
The office
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Park rules for Helsby park Frodsham

Preface

In these rules:

- “occupier” means anyone who occupies a park home, whether under an agreement to which the mobile home act 1983 applies
- “you” and “yours” refers to the homeowner of a park home
- “we” and “ours” 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.

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 enclosures unless they are broad leaf shrubs and you have obtained our approval (which will not be unreasonably withheld). You must position enclosures 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.
6. No conservatories, extensions, porches, garden sheds can be erected without the prior written approval of the park owner.

Storage

7. You must not have more than 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 unreasonably). 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 foot x five foot.
8. You must not have any storage receptacle on the pitch other than the shed mentioned in rule seven.
9. You must ensure that any 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.

Refuse

10. You are responsible for the disposal of all household, recyclable and garden water 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 un-roadworthy vehicles on any part of the park (including any individual pitch).
12. The field must not be used for the tipping of any rubbish (of any type).

Business activities

13. 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 any 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

14. No person under the age of 55 years may reside in a park home.

Noise nuisance

15. 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

16. You must not keep any pets or animals except the following:
 - Not more than one dog (not exceeding 12" in height (from the ground to the top of its back –when fully grown? (Other than any of the breeds subject to the dangerous dog act 1991). 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 dogs on a leash and must not allow it to despoil the park.
 - Not more than one domestic cat. You must keep any cat under proper control and must not permit it to frighten others users of the park, or 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 nuisance, inconvenience or disturbance to other occupiers at the park owner 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.

17. Nothing in rule 16 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

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

Vacant pitches

20. You must not have access to vacant pitches and must not disturb building materials and plant.

Vehicles and parking

21. You must drive all vehicles on the park carefully and within the displayed speed limit.
22. You must not park more than two vehicles on the park. (if your drive permits two vehicles). Where your drive permits space for one vehicle then permission is just for one vehicle.
23. You must not park on the roads or grass verges.
24. You must not park anywhere except in the permitted parking spaces.
25. You must not park commercial vehicles of any sort, including light commercial or light goods vehicles as described in the vehicle taxation legislation on the park (with the exceptions of commercial vehicles operated by the park owner and their family and the park warden).
26. 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 roadworthy condition. No learner drivers are allowed on the park.
27. 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.
28. You must not carry out the following works or repairs on the park:
 - (a) Major vehicle repairs involving dismantling of part(s) of the engine
 - (b) Works which involve the removal of oil or other fuels.

Fire precautions

29. You are recommended to have in your park home a fire extinguisher and fire blanket conforming to the relevant British standard.

Weapons

30. You must not use guns, firearms and offensive weapons (including crossbows) on the park and you must only keep them if you hold an appropriate licence.

External decoration

31. 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.

Access to the pitch

32. Access to the electricity meters should not be withheld from the park owner's staff. Interference with any electric meter is strictly forbidden. Legal action will be taken if anyone is found to have done so.