

Site rules for Kinderton Park (“the park”) 2015

The following site rules are intended to ensure that acceptable standards are maintained on the park for the benefit of residents generally, and to promote and maintain community cohesion on the park.

These rules form part of the terms of the occupation agreement between the park owner and each resident living on the park, and must be followed to ensure that good order is maintained on the park at all times for the benefit of the occupiers.

Introduction

These rules will not have retrospective effect, meaning that they will only apply from the date on which they take effect. No occupier who is in occupation on that date will be in breach of these rules by reason of any circumstances known to the park owner which were in existence on that date and which would not have been in breach of the previous park rules.

These rules also apply to any persons who occupy a park home on the park which is rented from the park owner.

With the exception of rules 13 (in respect of drones), 29, 31, 33 and 56, these rules also apply to the park owner, any employees of the park owner, or any family members of the park owner or his employees, where such persons live on the park.

Definitions

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 “yours” refers to the homeowner or other occupier(s) of a park home on the park; and
- “we” and “our” refers to the park owner.

Identification of pitch

1. You are responsible for ensuring that the area and number of your home is prominently displayed and a letter box provided.

The pitch

2. Gardens must be left intact when you vacate your pitch.
3. For reasons of ventilation and safety you must keep the underneath of your home clear of combustible items. If your home has a brick skirting underneath it, a hatch or access door must be fitted to the skirting to allow access to the underside of the home.
4. You must not erect fences, hedges or other means of enclosure unless you have obtained our prior approval in writing (which will not be unreasonably withheld or delayed). Fences will not be permitted unless they are made of non-combustible material and meet the requirements of the parks site licence conditions and fire safety requirements. You must position fences and any other means of enclosure so as to comply with the parks site licence conditions and fire safety requirements.
5. You must not erect any fence adjoining or abutting any roadway.

6. You must not erect any fence between pitches greater than one metre in height. A fence between you and your neighbour should not exceed the frontline of your home.
7. For the safety of occupiers, bonfires, paraffin heaters, incinerators, barbecues, pyrotechnics and other external fires are not permitted on the park.
8. You must not keep inflammable substances on the park except in quantities reasonable for your personal domestic use.
9. You must not keep any explosive substances on the park.
10. You must not plant any trees or shrubs on the pitch which may grow to a designated height of more than two metres when fully grown. You must not plant any trees or shrubs without obtaining our prior approval in writing (which will not be unreasonably withheld or delayed). We will check to ensure the proposed positioning of the trees or shrubs are not in breach of any contractual obligation we have with underground service providers.
11. Rotary drying lines only should be used and should be in an unobtrusive location and not seen from the road. When not in use, rotary lines must be closed down and covered. No washing may be hung out on a Sunday.
12. No guns, firearms, crossbows or other offensive weapons may be kept on the park except where you hold a valid licence from the appropriate authority. In such case you must take all necessary precautions to keep the weapon stored safely. No such weapons may be used on the park at any time, even where you hold a valid licence.
13. You must not fly any remote control model aircraft or drones on the park.
14. You or your guests must not damage, remove or interfere with any equipment, property, flora or fauna on the park which is owned by us or by any third party.
15. You must ensure that your visitors comply with the park rules and the site licence conditions, and do not do or cause to be done anything on the park which may cause a nuisance to us or to others.
16. You are responsible for ensuring that all electrical and gas installations and appliances in your home are safe and comply with current standards.
17. You are responsible for ensuring that your pitch is maintained in a safe and accessible condition at all times.

Storage

18. You are not permitted to have more than one storage shed on your pitch, which must be made of a non-combustible material. Where you source the shed yourself, the design, standard and size of the shed must be approved by us in advance in writing (approval will not be withheld or delayed unreasonably). No shed which exceeds eight feet in length, six feet in width or seven feet in height will be permitted. It is your responsibility to ensure that your shed is adequately maintained and kept in a neat and tidy condition at all times.

19. You are not permitted to have more than one greenhouse on your pitch. Where you source the greenhouse yourself, the design, standard and size of the greenhouse must be approved by us in writing (approval will not be withheld or delayed unreasonably). No permitted. It is your responsibility to ensure that your greenhouse is adequately maintained and kept in a neat and tidy condition at all times.
20. You are not permitted to have more than one composting bin on your pitch.
21. You are not permitted to store more than the following gas cylinders: 2 by 19kg if used for cooking purposes, or 4 by 47kg if used for cooking and central heating on your pitch. All cylinders should be stored in accordance with the appropriate regulations.
22. You must not have any storage receptacle on the pitch other than the items mentioned in rule 18, 19 or 20 and any receptacle for the storage of domestic waste and recycling pending collection by the local authority.
23. You must ensure that any shed, greenhouse or other structure erected in the separation distance between park homes is of non-combustible construction and positioned to comply with the parks site licence conditions and fire safety requirements. The separation distance is the space between your park home and any neighbours home or building.

Note: it may be necessary to obtain planning permission for such additions, and you are advised to check with the local planning authority.

Refuse

24. 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.
25. You must place the approved containers in local authority approved positions for the local authority collections; this may be done the night before. Once emptied, it must be returned to within your pitch and stored in an unobtrusive position.
26. You must not overfill containers, and bins should be kept with the lid closed at all times.
27. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park, or adjacent fields.
28. You must not store or deposit any excess of waste or rubbish on your pitch.

Business activities

29. 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 intended for any business purpose.
30. You may work individually from home by carrying out any office work of a type which does not create a nuisance to other occupiers and which does not involve other staff, other workers, customers or members of the public calling at the park home or the park.

Age of occupants

31. No person under the age of 45 years may reside in a park home on the park.

Noise nuisance

32. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles so as to cause nuisance to other occupiers, especially between the hours of 10:30pm and 8am.

33. You must not use power tools, or other equipment so as to cause nuisance to other occupiers, especially between the hours of 6pm and 8am.

34. In consideration to all residents, grass cutting should not take place before 10:30 am on Sundays.

35. The playing of outdoor games on the park is prohibited.

Pets

36. You must not keep any pets or animals in the park home or on the pitch or the park except the following

- (a) Not more than two dogs (other than any breeds subject to the dangerous dog act 1991, which are not permitted at all). You must keep any dog under proper control and you must not permit them 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 the park you are responsible for disposing safely and hygienically of any waste; **or**
- (b) Not more than two cats. 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; **or**
- (c) Not more than one other animal of a type commonly kept as domestic pets in England which are securely housed in a cage, aquarium or similarly facility and which are kept at all times inside the park home.

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.

37. Nothing in rule 36 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 of requirement.

Electrical

38. You are responsible for all electrical connections from the meter box housing.

Water

39. Water is primarily for domestic use and no stand pipes, permanent or remotely timed watering hoses, outside taps or sprinklers are permitted if you are on an un-metered supply.

40. You are responsible for water pipes from ground level upwards, and external water pipes should be protected from frost damage.

41. You are not permitted to have any swimming pools, Jacuzzis or hot tubs on your pitch.

Foul drainage

42. You are responsible for the foul drainage and waste water pipes from ground level upwards.
43. You must not dispose of, or discharge, into the parks foul drainage system any fat, cooking oil, sanitary towels, nappies or other material which may result in the parks drains or sewers becoming blocked. Any costs incurred by us in unblocking the drains as a result will be charged to the occupier(s) involved.

Improvements

44. You must maintain your park home in a sound state of repair and condition (including being capable of movement from one place to another without undue risk of damage) at all times.
45. If you wish to carry out improvements to your park home or pitch you must make a written request to us in advance, setting out the details of the proposed improvements along with plans/sketches of the proposed improvements. No improvements may be carried out to the pitch or to the exterior of the park home without prior written permission, which will not be unreasonably withheld.
46. You must maintain the exterior of the park home in a clean and tidy condition. Where the exterior is repainted or recovered, you must not use reasonable endeavours not to depart from the original exterior colour scheme.
47. You must not affix any satellite dishes to any trees, electricity, telephone or other service poles.
48. No satellite dish may measure more than 600mm in diameter.
49. You are not permitted to erect any cb or other short wave aerials or masts on your pitch or any other part of the park.

Vacant pitches

50. Access to vacant pitches by occupiers or their guests is not permitted, and you must not tamper with or move building materials, plant or machinery.

Vehicles and parking

51. You must drive all vehicles on the park carefully, and within the displayed speed limit of five mph. Any one-way systems are to be strictly observed, and vehicles must not reverse around the road systems.
52. As required by law, all vehicles driven by or on behalf of occupiers on the park must be taxed, insured and in a roadworthy condition, and driven only by persons who are insured to drive them and who hold a valid driving licence for the type of vehicle being driven.

53. You must not park more than the number of vehicles that can be accommodated on the individual drive way of the pitch and identified on an existing individual pitch plan.
54. You or your visitors must not park anywhere except in permitted parking spaces, and specifically not on the roads or grass verges. Roads must be kept clear at all times for access by emergency vehicles.
55. You may not park any touring caravan, boat or motor home on a pitch.
56. 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, including:
 - (a) Light commercial or light goods vehicles described in the taxation legislation and
 - (b) Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.
57. Disused, abandoned or un-roadworthy vehicles must not be kept anywhere on the pitch or park. We reserve the right to remove any vehicle which is apparently abandoned. All costs for such removal will be passed to the vehicle owner.
58. You must not carry out the following works or repairs to vehicles on the park:
 - (a) Major vehicle repairs involving dismantling of part(s) of the engine; or
 - (b) Works which involve the removal of oil or other fluids.

Fire precautions

59. It is forbidden to tamper with or interfere with any of the firefighting equipment on the park. Fire point hoses and other fire-fighting equipment must only be used in case of emergency.
60. All park homes should be equipped with appropriate fire-fighting equipment which conforms to the relevant British standard. You are responsible for ensuring your fire-fighting equipment is maintained in good working order.
61. All occupiers should familiarise themselves with the information provided about the procedures to be adopted in case of fire.