

Site rules for Nursery Park

Preface

In these rules:

- “occupier” means anyone who occupies a park home, whether under an agreement to which the mobile home 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; and
- “Pitch” includes any driveways, trees, shrubs, hedges, buildings, sheds, fencing and park sites.

These rules are in place to ensure acceptable standards are maintained on the site, 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.

Use of your park home

1. You must not use your park home and pitch other than for the occupation of one family.
2. You must not use not use your park home and pitch for any illegal purpose.
3. you must not use your park home, your pitch or the site (or any part of the site) for any business purpose and you must not use your park home or your pitch for the storage of any stock, plant, machinery or equipment used or last used for any business purpose. You must not allow any person to deliver to your park home any post relating to any business.

Age of occupants

4. No person under the age of 50 years may reside in your park home, with the exception of persons who are registered as disabled, the site owner and their family and the park warden.

Occupation

5. You must not leave your park home unoccupied for any period longer than 28 days without first notifying the site owner.

Noise nuisance

6. You must not use musical instruments, all forms of recorded music players, radios, televisions, loud speakers and other similar appliances, nor practice signing or use motor vehicles so as to cause a nuisance to other occupiers and tenants on the site, especially between the hours of 11pm and 7am.

Pets

7. You must not keep any pet or animal at your park home or pitch.

Ball games

8. You must not use or permit to be used any part of the site (including the park home and your pitch) for the playing of any ball games or other sporting activities.

Obstructions

9. You must not obstruct or cause to be obstructed any part of the site used in common with occupiers and tenants of other park homes.

Vehicles

10. You must drive all vehicles on the site carefully and within the displayed speed limit.
11. You must not drive or park on any motor vehicle exceeding 30 cwt unladen weight, caravan, house on wheels, boat, trailer or commercial vehicles on the site.
12. You must not park anywhere on the site except in the parking spaces designated outside your park home or if there are no parking spaces designated outside your park home then in the visitor car park on the site.
13. You must hold a current driving licence and be insured to drive any vehicles you drive on the site. You must also ensure that any vehicles you drive on the site are taxed in accordance with the requirements of the law and are in a roadworthy condition.
14. You must not carry out the following works or repairs on the site:
 - (a) Major vehicle repairs involving dismantling of part(s) of the engine; and
 - (b) Works which involve the removal of oil or other fuels.

Refuse

15. You must not throw dirt, rubbish, rags, or other refuse or permit the same to be thrown into the sinks, baths, lavatories, cisterns or waste or soil pipes in your park home.
16. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority. 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 disused or un-roadworthy vehicles on any part on the site (including any individual pitch). The site owner reserves the right to remove any vehicle which is apparently abandoned.

External maintenance and decoration

18. You must maintain the outside of your park home and pitch, including any driveway, garden and other structures on the pitch, in a clean and tidy condition. Where the exterior is repainted or recovered you must use reasonable endeavours not to depart from the exterior colour scheme. Any departure from the exterior colour scheme must first be approved by the site owner, which approval must not be unreasonably withheld.
19. If the outside of your park home and/or pitch are not maintained in a clean and tidy condition, the site owner will serve notice on you specifying the works that are required to rectify the situation. You must complete those works within 28 days receipt of the notice (or as soon as possible in the event of an emergency), failing which the site owner will arrange a time with you to enter your pitch to complete the required maintenance work. The site owner will complete the work as quickly as possible and will issue you with an invoice for the costs incurred in so doing. You must reimburse the site owner by paying the invoice on demand.

20. You must not erect any fences around your pitch and park home.
21. You must not alter or permit or suffer to be altered any electric wiring, gas or water supply system or other systems provided to the site without the previous consent of the site owner, such consent not to be unreasonably withheld.

Storage

22. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
23. You must not have more than one storage shed on your pitch, which must be constructed of non-combustible tin and in accordance with current fire regulations. The shed must be approved by us in writing (such approval will not be unreasonably withheld) and you must position the shed so as to comply with the sites licence conditions and fire safety requirements.
24. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 22.

Vacant pitches

25. You must not have access to vacant pitches on the site and must not disturb any building materials or plant on the site.

Signage

26. You must not place any writing, drawing, sign, boarding, plate or placard on or in any window of the exterior of your park home or on your pitch, but for the avoidance of doubt this rule does not prohibit the erection of a for sale sign on your pitch if you require so.

Laundry

27. You must not hang any laundry or other articles from the windows of or outside your park home, save for at the rear of your park home (but still on your pitch).

Water

28. Where water is not separately metered at your park home or not separately charged you must not use hoses, except in the case of fire, more than once during any two week period.

Fire safety

29. You must store in your park home a fire extinguisher and fire blanket conforming to the relevant British standard.
30. You must not light barbecues or external fires on the site, including incinerators.
31. You must not keep inflammable substances in your park home, on your pitch or on the site except in quantities reasonable for domestic use.
32. You must not keep explosive substances on the site.

Weapons

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

Complaints

34. If you have a complaint about any of the occupiers or tenants of the other park homes on the site, which you cannot resolve with such occupiers or tenants, then you must submit such complaint to the site owner. The site owner will determine the matter in accordance with these rules and inform the involved parties in writing of its decision. The site owner's decision shall be binding.

Planning permission

35. Should you have any objections to any application that the site owner may make for planning permission for the site or any neighbouring property you must discuss your objections with the site owner, with the aim of facilitating agreement between you and the site owner, at least seven days before you submit your objection to the local authority.