

Park home rules – the Plough Inn, Whitegate, 12 December 2014

Introduction

The following rules are in place to ensure acceptable standards are maintained by 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).

The rules are designed to ensure that all may live peacefully in unspoilt surroundings and not have been compelled to place unnecessary restrictions on occupiers. We are sure that, provided the rules are accepted in the right spirit, our will continue to be a happy community.

Condition of the pitch

1. For reasons of ventilation and safety, the underneath of each home is to be kept clear and not used as storage space
2. Fences or other means of enclosure are not allowed unless they are made from a non-combustible material and not more than one metre tall and homeowners also have the approval of the park owner (which will not be withheld unreasonably).
3. External fires, including incinerators, are not allowed.
4. No inflammable substances may be kept on the park except in quantities reasonable for domestic use.
5. No explosive substances may be kept on the park.

Storage

6. Maximum of two storage sheds are permitted on each pitch. The design, size and standard of the shed must be approved by the park owner, in writing (approval will not be withheld unreasonably), and so positioned as to comply with the parks site licence conditions.
7. Any structure erected in the separation space between park homes must be made of non-combustible construction

Refuse

8. All occupiers are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Containers must not be over filled and must be placed in the approved position for the local authority's regular collections
9. The deposit of any refuse or un-roadworthy vehicles on any part of the park is strict prohibited

Business activities

10. Occupiers must not use the mobile home, the pitch or the park (or any part of the park) for any business purpose

Occupiers

11. No persons under the age of 55 may own a park home
12. No persons under the age of 18 may reside in a park home with the exception of the park owner and his family

Nuisance

13. Musical instruments, mp3 players, cd players, radios, other appliances and motor vehicles must not be used to cause a nuisance to others, especially between the hours of 10.30pm and 8am

Pets

14. Only the following pets are permitted:
 - a. Not more than one dog (other than a dog of any of the breeds subject to the dangerous dog act 1991). Any dog must be kept under proper control and must not be permitted to frighten other users of the park, must be kept on a leash not exceeding three meter in length and must not be allowed to despoil the park.
 - b. Not more than one cat. Any cat must be kept under proper control and must not be permitted to frighten other users of the park and must not be allowed to despoil the park.
 - c. Not more than one budgerigar

Water

15. All external water pipes must be lagged by homeowners against potential frost damage; the homeowner will be liable for any loss of water due to their failure to do so or from any other failure on the section of water service for which the homeowner is responsible i.e. From ground level upwards

Vacant pitches

16. Access is not permitted to vacant pitches. Building materials, equipment and/or plant must be left undisturbed

Vehicles

17. All vehicles must be driven carefully on the park and not exceed the displayed speed limit
18. Parking is not permitted on roads or grass verges
19. Parking is only permitted in authorised parking spaces

20. As required by law (road traffic acts and any replacement legislation):
 - a. All vehicles used on roads on the park must be taxed and insured and be in roadworthy condition
 - b. All drivers on the park must hold a current driving licence for the category of the vehicle driven on the park
21. Disused/un-roadworthy vehicles must be removed from the park and the park owner reserves the right to remove any vehicle, which is apparently abandoned
22. The following works and repairs are not permitted on the park:
 - a. Works that involve discharging motor oils and other fuels of that nature into the drains or onto the roads or car park.
23. Vehicles with a gross vehicle weight exceeding 1.5 tonnes may not be parked on the park overnight.

Fire precautions

24. All park homes must be equipped with a fire extinguisher/blanket which conforms to the relevant British standard
25. Guns, firearms or offensive weapons of any description must not be used on the park and must only be kept with a licence from the appropriate police authority.