

Weaverdale residential park rules

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 other agreement.
- “you” and “your” refers to the home owner 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 homes is rule 27 about the colour of the exterior of the home, as someone renting their home would not be responsible for the 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 a date to be confirmed 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 apply (for as long as they live on the park) to the park owner and any employees, with the exception of the following rules – rule 16.

1. For reasons of ventilation and safety you must only keep fishing rods and ladders underneath your home.
2. The home must be kept in a sound state of repair and the outside of the home maintained in a clean and tidy condition.
3. You must not erect fences or any means of enclosure unless they are of a type and size permitted according to site licence conditions and you have obtained our approval in writing (which will not be unreasonably withheld or delayed).
4. You must not have external fires, including incinerators.
5. You must not keep flammable substances on the park except in quantities reasonable for domestic use.
6. You must not keep explosive substances on the park.
7. You must not make improvements to the pitch without our written consent which will not be unreasonably withheld or delayed.
8. You must not have more than one storage shed which should be located to the rear of 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 unreasonably withheld or delayed). 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 (10' x five').
9. You must not have any storage receptacle on the pitch other than the shed mentioned in rule seven and any receptacle for the storage of domestic waste pending collection by the local authority.
10. You must ensure that any shed or other structure erected in the separation space between park homes is of a 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.

11. 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 positions for the local authority collections.
12. You must not deposit any waste other than in local authority approved containers on any part of the park (including any individual pitch).
13. Whilst the feeding of wild birds is encouraged, food should not be placed on the ground or in such a way or such quantities as would attract rats or vermin.
14. You must not cut down trees, shrubs or hedge plants growing on park land.
15. 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 at 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.
16. No person under the age of 50 years may reside in a park home with the exception of the park owner and their family, the park warden or other employee of the park owner.
17. You must not sub-let your park home.
18. 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.
19. You must not keep any pets or animals except those pets housed in a cage, aquarium or similar and remain at all times within the home. Nothing in this rule prevents you from keeping an assistance dog if this is required to support your disability and assistance dog UK or any successor body has issued you with an identification book or other appropriate evidence.
20. You must only use fire point hoses in case of fire.
21. You must protect all external water pipes from potential frost damage.
22. Residents must not permit to be done any discharging of waste water or effluents onto the ground.
23. **Vehicles and parking-**
 - a. You must drive all vehicles on the park carefully and within any displayed speed limit.
 - b. You must not park on the roads or grass verges.
 - c. You must not park anywhere except on the pitch or in permitted parking spaces.
 - d. Other than delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
 - Light commercial or light goods vehicles as described in the vehicle taxation legislation and
 - Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle
 - Motor homes, campervans or touring caravans.
 - e. 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.
 - f. 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.
 - g. You must not carry out the following works or repairs on the park:
 - Major vehicle repairs including dismantling of part(s) on the engine
 - Works which involve the removal of oil or other fuels.
24. 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

25. Access to vacant plots is not permitted, and you must not interfere or remove building materials or plant.
26. You must not do or allow to be done, anything which may:
 - Be or become a nuisance to or cause annoyance, inconvenience or disturbance to, the site owner or anyone else who lives on or uses the site.
 - Cause damage to any property belonging to the site owner or anyone else, or;
 - Commit a criminal offense on the park
27. Homeowner must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered home owners must use reasonable endeavours not to depart from the original exterior colour scheme.