

## **Park rules for Wervin Park**

### **Preface**

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 any other agreement
- “You” and “your” refers to the homeowner 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 who rent their home is rules 28 about the colour of the exterior of the home, as someone renting their home would not be responsible for 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 the 11 of December 2014 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 also apply (for so long as they live on the park) to the park owner and any employees, with the exception of the following rules number 13, 15 and 21.

### **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 a storage space.
2. You must not erect fences or other means of enclosure if they are in excess of one meter in height, you must position the fences and other means of enclosure 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. You must maintain all gardens, lawns and fencing.
  - (a) You must not plant trees or bushes to avoid damage to underground services.

### **Storage**

7. You must not have more than one storage shed and two storage containers on the pitch. You must position the shed and storage containers so as to comply with the parks site licence and fire safety requirements. The footprint of the shed shall not exceed three x three metres, storage containers must not exceed 1.4 by one meter.
8. You must not have any storage receptacle on the pitch other than the shed or storage container mentioned in rule seven and any receptacle for the storage of domestic waste pending collection by local authority.

9. You must ensure that any shed or other 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. The separation space is the space between your park home and any neighbouring home.

### **Refuse**

10. You are responsible for the disposal of all household, recyclable and garden waste in approved containers and bags through the local authority service. You must not overfill containers and bags and must place them in the approved position for the local authority collections.
11. You must not deposit any waste, rubbish or litter other than in local authority approved containers and bags on any part of the park (including any individual home).

### **Business activities**

12. 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 last used for 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 park.

### **Age of occupants**

13. No person under the age of 50 years may reside in a park home (with the exception of the park owner and their family, park warden etc.).

### **Noise nuisance**

14. 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**

15. You must not keep any pets or animals, except for the following on the pitch:
  - Not more than two dog(s) (other than any of the breeds subject to the dangerous dogs act 1991 which are not permitted at all). 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 dog on a leash not exceeding one meter in length and must not allow it despoil the park.
  - Not more than two domestic cat(s). 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.

(Does not apply to the pets owned by the park owner and their family, the park warden etc.)

16. Nothing in rule 15 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**

17. You must protect all external water pipes from potential frost damage.

## **Vehicles and parking**

18. You must drive all vehicles on the park carefully and within the displayed speed limit.
19. You must not park on the roads or grass verges.
20. You must not park anywhere apart from in the numbered parking space(s) allocated to your home.
21. Other than for the delivering of goods, services and visitors 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 commercial vehicle(With the exceptions of commercial vehicles operated by the park owner and their family, the park warden etc.).
22. You must not store any motor homes or touring caravans on the park overnight.
23. 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.
24. 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.
25. You must not carry out the following works or repairs on the park:
  - (a) Major vehicles repairs involving dismantling of part(s) of the engine,
  - (b) Works which involve the removal of oil, fluids or other fuels.

## **Weapons**

26. You must not use guns, firearms or 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.

## **External decoration**

27. You must not erect extensions or other structures to your unit, as it does not comply with park site licence conditions.
28. 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 colour scheme.
29. You can erect porches to your unit; it must comply with the parks site licence conditions and fire safety requirements.
30. You must only use a rotary type of clothes line, on to each unit.

## **Health and safety**

31. All occupiers and visitors to the site will be expected to comply with site rules and site licence conditions.
32. Occupiers are requested to supervise the conduct of children and visitors to their home.

## **Payments**

33. All pitch fees and electricity to be paid on time.