

PARK RULES FOR MERE OAK 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 of park homes who rent their home.

The only rule which does not apply to occupiers who rent their home is rule 37 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, date to be confirmed (which is provisionally **10th November 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 as outlined below.

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 make any changes to the concrete base which your home stands on nor make any alterations to electrical, gas and water supplies to your home. This includes repositioning of home, axel and wheels.
3. You can erect fences provided the structure is no more than 2 metres high. You must position fences so as to comply park's site licence conditions and fire safety requirements. Fences must be kept in good state of repair.
4. You must not have external fires, including incinerators or barbeques.
5. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
6. You must not keep explosive substances on the park.
7. Trees and shrubs that are located on your pitch form part of the flora and fauna of the park, it is therefore strictly prohibited for any resident to cut down or remove any existing trees; cause damage to trees and shrubs as they should be left in tact.

Branches may be pruned by a reputable tree surgeon. Trees/shrubs must not be permitted to grow to a size or shape as to interfere with a neighbour's pitch.

8. Boundary hedges must not be interfered with and no unauthorised entrances to the Park are permitted.
9. Park Home is to be used by occupier/Tenant and bona fide guests. Occupiers/Tenants will be held responsible at all times for their household and guests.

Storage

10. You must not have more than one storage shed on 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 withheld or delayed unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed 6 x4 ft.
11. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 10 and any receptacle for the storage of domestic waste pending collection by the local authority such as the food waste bins

Refuse

12. 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 position for the local authority collections, fly tipping of any other waste (tvs, carpets, fires, household waste that should be taken to the local recycling plant) is strictly prohibited.
13. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual pitch).

Business Activities

14. 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 any 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,

Age of Occupants

15. No person under the age of 48 years may reside in a park home. ***with the exception of the park owner and their family, the park warden and other site staff.***

Noise Nuisance

16. 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 8.00am. Occupiers shall conduct themselves at all times with due regard to their neighbours which causes no annoyance to each other.

Pets

17. You must keep any pet or animal at the park home (except in the case of dogs and cats) or on the pitch except those which are housed in a cage, aquarium or similar and remain at all times within your home.

AND

You must not keep any pets or animals except the following:

- Not more than 2 dogs (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all).
- ***All dogs on park must be recorded and logged with the Park Office with their name and breed.***
- 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 1m in length and must not allow it to despoil the park.
- Not more than 2 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.
- Not more than 4 budgerigar(s) which you must keep within the park home.

Notes

The express terms of a homeowner's agreement contain an undertaking on the part of the homeowner not to allow anything which is or becomes a nuisance, inconvenience or disturbance to other occupiers at the park and this undertaking extends to the behaviour of pets and animals. A similar requirement not to cause a nuisance applies to tenants and again this includes the behaviour of pets and animals.

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.

Pets may be kept for as long as the occupier or tenant wishes and they shall be permitted to replace the pet on death, as long as this adheres to above rule.

Rule 17 does not apply to pets owned by the park owner and their family, the park warden and site staff.

18. Nothing in rule 17 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

19. Where water is not separately metered at the park home and not separately charged you must not use hoses, sprinklers and power/pressure washers or build ornamental ponds.

Vehicles and parking

20. You must drive all vehicles on the park carefully and within the displayed speed limit of 5 mph adhering to the one way system on park.

21. You must not park more than 1 vehicle on the park per home should you own one.

22. You must not park on the roads or grass verges.

23. You must not park anywhere except in your garages should you have one or at the front of the park in the visitors area.

24. Other than for 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
- vehicles intended for business use such as company cars, taxis, vans where company livery is emblazoned, etc

25. Motor homes, touring caravans, boats, etc are strictly prohibited to be kept on park.

26. 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.

27. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned. The owner of the park will give the owner of the vehicle 14 days notice to remove the vehicle.

28. 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 or other fuels.

29. Visitors are required to make use of the visitors car park at the front of the park.

These rules apply to all with the exceptions of commercial vehicles operated by the park owner and their family, the park warden and site staff.

Weapons

30. 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.

External Decoration

31. 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 exterior colour-scheme.

Bright, outlandish and garish colours such as blues, pinks, purples, oranges, blacks, luminous colours are strictly prohibited. **Pale pastel colours only permitted**, i.e., pale yellows, creams, pale greys, white, sand, apricot, peppermints, **not** Brighton and Hove Albion blue.

The colour scheme must conform to the overall colour scheme of the park, if in any doubt if your intended colour is permitted please consult with the management of the park.

Rent Payments

32. Homeowners and tenants must pay their rent on **1st day of every month** (unless 1st falls on a weekend or bank holiday then it will be the next working day). All payments should reach the office by 1pm on rent day at the latest.

Payments are accepted by Cheque, Standing Order and Bank Transfer. No cash is permitted for money laundering purposes.