

## **PARK RULES FOR WHITE HOUSE FARM MOBILE HOME PARK**

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.

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 8 April 2015; 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 rule 10.

### **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/replace fences or other means of enclosure unless you have obtained our approval in writing as to type, height and position (our approval will not be unreasonably withheld or delayed). You must position fences and any other means of enclosure so as to comply with the requirements of the local authority and fire safety requirements.
3. Fencing where permitted must be maintained to a good standard and treated when necessary. Damaged fencing must be promptly replaced.
4. Trees and shrubs may only be planted with our prior written approval as roots can affect underground services (our approval will not be unreasonably withheld or delayed). You must keep any trees and shrubs on your pitch pruned to ensure that they do not encroach on adjoining pitches.
5. You must not construct a pond on your pitch without our prior written approval as to size and location (our approval will not be unreasonably withheld or delayed).
6. 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 requirements of the local authority and fire safety requirements. The separation space is the space between your park home and any neighbouring home.

### **Refuse**

7. 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.
8. 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**

9. 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, other workers, customers or members of the public calling at the park home or the park.

### **Age of Occupants**

10. No person under the age of 25 years may reside in a park home.

### **Noise Nuisance**

11. 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.

### **Pets**

12. 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). 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 1 domestic cat. 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 2 budgerigars (or similar small bird) which you must keep within the park home.
13. Nothing in rule 12 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.

### **Vehicles and parking**

14. You and your visitors must park your vehicle(s) on the pitch only. Additional parking may be available upon application to us and is subject to terms and availability.
15. You and your visitors must not park on the park roads which must be kept clear at all times.

16. You must drive all vehicles on the park carefully and within the speed limit of 5mph.
17. 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.
18. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
19. 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.
20. You must not park motorhomes, touring caravans or boats on your pitch or on any other part of the park. Storage may be available upon application to us and subject to terms and conditions.

### **Weapons**

21. 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.

### **Miscellaneous**

22. Access to vacant pitches is not permitted.
23. You must not interfere with any firefighting equipment on the park unless in the case of an emergency.