



# THE PADDOCKS Park Rules

## Introduction

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. The park rules form part of, and should be read with, your Written Statement (Mobile Homes Act Agreement) to occupy the Pitch together with the Site Licence in force from time to time.

None of these rules have retrospective effect. Accordingly:

- They are to apply only from the date on which they take effect, which is 01 November 2024; 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 owners and any employees, with the exception of the following rules numbered 6, 7, 8, 9, 20, 23, 24, 36, 39, 53, 54, 55, 56, 58, 61 and 62 which shall not apply to the park owner and/or its servants and/or agents, including any contractors, and/or employee acting in the course of their work.

## Definitions:

In these Rules:

- **"Occupier" or "Occupiers"** 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 "Occupier" of a park home, their guests or visitors.
- **"We", "Us" and "Our"** refers to the Park Owner.
- **"Pitch"** means that land on which your park home is stationed and includes the park home.
- **"Park"** means; The Paddocks, Ascot, Berkshire, SL5 8GD
- **"Site Licence"** means the Site Licence applicable to the Park issued to Us by the local authority under Section 3 of the Caravan Sites and Control of Development Act 1960 and other relevant statutes

## Identification of Pitch

1. You are responsible for ensuring that the number of your park home, road name, and/or area, is prominently displayed and legible from the road. A letterbox should be provided either on the Pitch (including on the Pitch boundary fence) or park home.

## Condition of the Pitch

2. For reasons of ventilation and safety you must keep the underneath of your park home clear, and it is not to be used as a storage space.
3. You must not erect fences or other means of enclosure unless they are made of materials manufactured and sold for such use, and you have obtained our prior approval in writing (which will not be unreasonably withheld or delayed). You must position fences and any other means of enclosure so as to comply with the Park's Site Licence conditions and fire safety requirements in place from time to time.
4. No fence or hedge adjoining or abutting a roadway at the front of your park home can exceed 1.2 metres (4ft) in height. Any fence or hedge at the rear or side of your park home must not exceed 1.83 metres (6ft) in height with an additional 0.6 meters (2ft) trellis being permitted for fences between neighbours. You must ensure no fence or hedge unduly obscures sight lines of, or signs on the road.
5. You must ensure that if washing lines are used, they are screened from public view.

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6. You must not have or use any unenclosed external fires, fireworks, or Chinese lanterns. Enclosed fires for the purposes of cooking, such as but not limited to, barbeques, pizza ovens and chimineas are permitted but must not be left unattended when in operation.
7. You must not keep any substance (particularly a flammable substance) on the Park or Pitch except in quantities reasonable for domestic use.
8. You must not keep any explosive substances on the Park without a licence, if you need one. You are required to inform Us of any such explosive substance within 14 days of the relevant licence being granted.
9. You may not grow any trees or shrubs on the Pitch or Park to a height of more than 4.5m.

## Storage

10. You are permitted to have up to three garden buildings with an individual maximum size of 3 metres by 2.4 metres (10ft x 8ft). This is subject to our prior written approval (which will not be unreasonably withheld or delayed). Garden buildings mean sheds, summerhouses and greenhouses.
11. You are permitted up to one garage on your Pitch, subject to our prior approval in writing (which will not be unreasonably withheld or delayed).
12. You are **not** permitted to have any tree houses.
13. You are permitted to have up to two composting bins with an individual maximum size of 1 metre by 1 meter on your Pitch. These must be of non-flammable construction.
14. You are **not** permitted to store more than 1300 litres of heating oil on your Pitch. Such storage must be in an approved polypropylene double skinned oil tank and comply with any relevant Code of Practice.
15. You must not have any additional storage boxes/containers on the pitch unless you receive our prior written consent, not to be unreasonably withheld. Any additional storage, if permitted, must not exceed a maximum size of 1500mm x 1500mm x 800mm (H x W x D).
16. You must ensure that any garden building or other permitted structure erected in the separation distance between park homes is of non-combustible construction and positioned to comply with the Parks Site Licence conditions and fire safety requirements. The separation distance is the space between your park home and any neighbours park home or building.

Note: It may be necessary to obtain planning permission for additional storage and you are advised to check with the local planning authority before conducting any works. For the avoidance of doubt, garages, summer houses, sheds and greenhouses must not be used as living or sleeping accommodation.

## Refuse

17. You are responsible for the disposal of all household, recyclable and garden waste in approved containers provided by or through the local authority's waste collection service.
18. You must place the approved containers in local authority approved positions for collection; this may be done the night before. Once emptied, these must be returned to within your Pitch, as soon as practical, and located in an unobtrusive position.
19. You must not overfill containers and the lids should be closed at all times except when the containers are being filled.
20. You must not deposit any waste or rubbish on any part of the Park (including any individual Pitch), adjacent woodlands, fields other than in local authority approved containers.
21. You must not store or deposit any waste on your Pitch which could foreseeably create a fire or health hazard.
22. You must not discharge motor oils and or other fuels into drains or onto any road or car parks.

## Business Activities

23. You must not use the park home or the Pitch for the storage of stock, materials, machinery or equipment. This does not extend to when You are having work undertaken by a contractor, but any storage must then not be unduly obtrusive or disruptive.
24. You can work individually from the park home by carrying out any work of a type which does not create a nuisance or be obtrusive to other Occupiers and does not involve staff, workers, customers or members of the public visiting the Pitch or the Park. However, you must not use the park home, Pitch or any part of the Park for any other business purpose.

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## Noise Nuisance

25. You must not use musical instruments, all forms of music players, radios or other similar appliances or motor vehicles, so as to cause a nuisance to other Occupiers, especially between the hours of 10:30pm – 7:00am on weekdays and 11.00pm and 8.00am on Weekends and Bank Holidays.

## Pets

26. You may keep up to 3 domestic pets on the Pitch. Domestic pets include, but are not limited to, cats, dogs, birds and fish. All pets must be suitably housed so as not to constitute a nuisance or annoyance to other Occupiers. Breeds subject to the Dangerous Dogs Act 1991, or any law that amends or replaces it, are not permitted at all.
27. When it is outside your park home (including when it is on the Pitch) you must keep any dog on a leash not exceeding 1.5 metres in length and must not allow it to despoil the Park.
28. All dog faeces must be picked up, bagged and disposed of appropriately.
29. You are responsible for the behaviour and control of your pets. You must keep any pets under proper control and must not permit them to frighten other users of the Park. You are also responsible for any pet brought onto the Park by your visitors. Please see the note at the end of this section.
30. Nothing in these Park Rules prevents you from keeping an assistance dog, or animal, if this is required to support a disability.

Note: The express terms of an Occupier's Agreement contain an undertaking on the part of the Occupier not to allow anything which is or becomes a nuisance, inconvenience or disturbance to other Occupiers at the Park. This undertaking extends to the behaviour of pets and animals.

## Electrical

31. Access to the electric meter is to be kept clear and unobstructed at all times.
32. You are responsible for all electrical connections from the meter to Your Pitch.
33. You must not tamper or interfere with the electric meter or any part of the electric installation before the meter. This refers to the mains that serve the Park as a whole.

## Water

34. Access to the water meter is to be kept clear and unobstructed at all times.
35. You are responsible for water pipes from the water meter or stopcock to your Pitch.
36. Water is for domestic use only. No standpipes, permanent or remotely timed watering hoses or sprinklers are permitted if you are on an un-metered supply.
37. You are not permitted to have any swimming pools, jacuzzis or hot tubs on your Pitch.
38. You must not tamper or interfere with the water meter or stopcock or alter any part of the water installation before the meter or stopcock. This refers to the mains that serve the Park as a whole.
39. You must not interfere with, obstruct, or cover fire hydrant points or any other firefighting equipment. Fire hydrants are only to be used in the case of a fire.
40. You must protect all external water pipes within the Pitch from potential frost damage.

## Drainage

41. Access to drainage covers, including surface water and foul drainage, is to be kept clear and unobstructed at all times.
42. You should not introduce any foreign items into the draining system. This means you must not dispose of any materials such as fat, cooking oil, sanitary products, nappies, baby wipes, condoms, engine oil, grease or paint into the surface water or foul drainage system.
43. You are responsible for the surface water and foul drainage pipes and drainage channels from your park home until it connects to a main or reaches your Pitch boundary. Whichever occurs first. This may include pipes underground.
44. You must not tamper, interfere with, or alter any part of the surface water or foul drainage system. This refers to the mains that serve the Park as a whole.

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## Gas

45. Access to the gas meter on the Pitch is to be kept clear and unobstructed at all times.
46. You are responsible for gas pipes from the gas meter to your Pitch.
47. You must not tamper or interfere with the gas meter or alter any part of the gas installation before the meter. This refers to the mains that serve the Park as a whole.

## Television Aerials and Satellite Dishes

48. Television aerials or satellite dishes are permitted provided these measure no more than 600mm diameter and are affixed to the park home. You may not fix any television aerials or satellite dishes elsewhere, for example to any tree, oil tank, electricity, telephone or other service pole.
49. You are not permitted to erect any Citizens Band or other short-wave aerials or masts on your Pitch or other part of the Park.

## Vehicles and Parking

50. You must drive all vehicles on the Park carefully and with due consideration and not exceed the displayed speed limit.
51. You must hold a current and valid driving licence and be insured to drive your or any vehicle you may control.
52. You must also ensure that any vehicle you drive on the Park is taxed and has a valid MOT, where that is required, in accordance with the law and is kept in a roadworthy condition.
53. No major repairs involving the dismantling of part(s) of the engine, gearbox, axle, or other major parts of the car shall be carried out on the Park, unless all such work takes place within a garage on the Pitch.
54. You must not park more than the number of vehicles that can be accommodated on the individual driveway of your Pitch.
55. You or Your visitors must not park on the roads, grass verges or in defined passing bays.
56. You or Your visitors must not park anywhere except in permitted parking spaces.
57. You must not park or store any touring caravan or motor home on any part of the Pitch or Park.
58. Other than for delivering goods and services to the Pitch, you must not park or allow the parking of commercial vehicles on the Park, including:
  - Light commercial vehicles or light goods vehicles as described in the vehicle taxation legislation, and
  - Light commercial/goods vehicles converted for domestic use
  - Heavy goods vehicles.
  - Any sign written vehicle
59. You must not keep anywhere on the Park any disused or unroadworthy vehicles.

## Weapons and Flying apparatus

60. You must not keep guns, firearms and offensive weapons, including crossbows, on the Pitch or at the Park.
61. You must not use or display guns, firearms and offensive weapons (including crossbows) on the Park.
62. You must not fly or control any remote-control model aircraft or drones on the Park.

## External Decoration

63. Occupiers must maintain the outside of their park home in a clean, tidy and sound condition, as recommended by the manufacturer. Where the exterior is repainted or re-covered Occupiers must use reasonable endeavours not to depart from the original exterior colour scheme.

## Behaviour

64. You are responsible for the conduct of any visitors to the Park you may have.
65. We will not tolerate any abuse, verbal, physical or mental either towards our team members, Occupiers, contractors or visitors to our Park. In the event of any abuse, this will be reported to the police and where necessary legal action will be taken.