

10 NOV 2014

Ardnave Park **Site 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 home is rule 5 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 – 8, 18 and 28.

1. Everyone using the park must comply with the conditions of the park's site licence and fire safety requirements and any other relevant statutory requirements.
2. For reason of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space. Skirting around the home must not be removed.
3. You must not erect fences or other 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). You must position fences and any other means of enclosure so as to comply with the parks site licence conditions
4. Mobile homes must be of proprietary manufacture and conform to the definition of a twin unit caravan as set out in the Caravan Sites Act 1968. The wheels of the home must not be removed nor the home repositioned unless for reasons of necessary repair in which case the home must be placed back to its original position.
5. Mobile homes must be kept in a clean and tidy condition. Where the exterior is repainted or recovered homeowners must use reasonable endeavours to match the original exterior colour-scheme or to use colours within the manufacturer's colour charts.
6. Aerials must be positioned so that they are as inconspicuous as possible.

7. You must not have external fires including incinerators.
8. You must not sub-let the park home.
9. Lodgers are not permitted.
10. Occupiers are responsible for ensuring that both electrical and gas installations and appliances in the home are properly maintained and comply with the requirements of the relevant legislation.
11. Occupiers must not permit waste water to be discharged on to the ground.
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.
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).
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 8.00 am.
15. All vehicles must be driven carefully on the park not exceeding the speed limit of 10mph. Vehicles must be kept to authorised parking spaces and to the road, which must not be obstructed. Only one vehicle per home is permitted.
16. 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.
17. Disused or non-roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
18. 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.
19. 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 park's site licence and fire safety requirements.
20. Private gardens must be kept neat and tidy. The planting of shrubs and trees is subject to the park owners prior approval as to types and position (approval will not be unreasonable withheld or delayed). Trees and shrubs may not be cut down, removed or damaged and gardens must be left intact if the occupier vacates the pitch.

21. It is forbidden to interfere with the flora and fauna on the park.
22. Washing lines are to be reasonably screened from public view and be of a rotary type.
23. You must not, without first seeking our written consent (which will not be unreasonable withheld or delayed) carry out any of the following:
 - erect a garage or any other outbuildings
 - paving or other hard landscaping including the formation of a pond
24. 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.
25. A new owner may come on to the park with one small cat or dog (other than breeds subject to the dangerous Dogs Act 1991) which they already own and may keep for as long as they wish but they shall not be permitted to replace the pet.
26. You must keep any dog on a leash. You must keep any cat or dog under proper control and you must not permit it to frighten other users of the park and you must not allow to it despoil the park.
27. Nothing in rules 24 and 25 of these park rules 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.
28. No person under the age of 50 years may reside in a park home, with the exception of the park owner and their family or park warden and their family.
29. The occupier is responsible for the conduct of the children in their custody and that of their visitor's children.
30. Access is not permitted to vacant pitches. Building material or plant must be left undisturbed.
31. 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.