

**PARK RULES FOR CHARLCOMBE PARK
DOWN ROAD, PORTISHEAD, NORTH SOMERSET, BS20 8LD**

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 27 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 [*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 will not apply (for so long as they live on the park) to the park owner, any employees and their family

Condition of the Pitch

1. You must not erect fences or other means of enclosure unless 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 park's site licence conditions and fire safety requirements.

2. You must not have external fires, including incinerators. However you are at liberty to use barbecues.
3. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
4. You must not keep explosive substances on the park.

Storage

5. 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 7.5 square metres.
6. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 5.
7. 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 park's site licence conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home.

Refuse

8. All household waste will be collected weekly. You must put all waste in the heavy duty black bags provided, which must not be overfilled and must be placed at your gateway by 9am on the day of collection.

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 and number of Occupants

10. No person under the age of 50 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 at the park home or on the pitch except the following:
 - a. Not more than two 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.
 - b. Not more than two domestic cats. 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.
 - c. Any animal or pet which can be housed in a cage, aquarium or similar which must remain in the park home at all times.

Note

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.

Note

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. However, when the pet dies or leaves it can only be replaced if this would comply with these rules.

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.

Water

14. The occupier must not permit waste water to be discharged onto the ground.
15. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire and must repair any water leak within a reasonable period of time.
16. You must only use fire point hoses in case of fire.
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 of 10mph.
19. You must not park anywhere except in the parking spaces allocated to your home.
20. You must not park on the roads or grass verges.
21. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
 - (a) Light commercial or light goods vehicles as described in the vehicle taxation legislation; and
 - (b) Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.
22. Other than for loading and unloading purposes you must not park or allow parking of motorhomes and touring caravans on the park.
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 unroadworthy 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 or other fuels.

Weapons

26. 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.

Mobile Home and External Decoration

27. Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or re-covered homeowners must use reasonable endeavours not to depart from the original exterior colour-scheme.
28. Wheels must not be removed, nor the mobile home re-positioned.
29. No external alteration of or addition to the pitch is permitted without our prior written approval (which will not be unreasonably withheld or delayed).

Gardens

30. The planting of trees and shrubs is subject to our prior written approval of types and position (which will not be withheld or delayed unreasonably).

31. Trees and shrubs may not be cut down, removed or damaged unless our prior written permission is obtained (which will not be withheld or delayed unreasonably) and gardens must be left intact when the occupier vacates the pitch.
32. Washing lines are to be reasonably screened from public view.

Visitors

33. The occupiers are responsible for the conduct of children in his/her custody and of visitors.

General

34. Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.