

Park Rules for Kingcott Mill Farm, Park Home Estate.

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 31 about the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

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 fences or other means of enclosure.
- 3) You must not have external fires, including incinerators.
- 4) You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
- 5) You must not keep explosive substances on the park.

Storage

- 6) 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 unreasonably). You must position the shed so as to comply with the parks site licence and fire safety requirements. The footprint of the shed shall not exceed 6ft x 4ft.
- 7) Non-combustible storage boxes to maximum of forty cubic feet to comply with the park licence.
- 8) You must ensure that any structure erected in the separation space between park homes is of non-combustible construction and positioned so as to comply with parks site licence conditions and fire safety requirements.

Refuse

- 9) 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.

- 10) You must not deposit any waste or unroadworthy vehicles on any part of the park (including any individual pitch).

Business Activities

- 11) 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.

Age of Occupants

- 12) No persons under the age of 45 years may reside in a park home, with the exception of the park owner and their family, the park warden.
- 13) No park home to be sublet.

Noise Nuisance

- 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 10.30 pm and 8.00 am.

Pets

- 15) You must not keep any dogs or any pet or animal at the park home or on the pitch except not more than two domestic cats those which are housed in a cage , aquarium or similar and remain at all times within your home. You must take all reasonable care to keep any cat keep under proper control and where possible not allow it to despoil the park or frighten other residents and park users.

Note

The express terms of a homeowner's agreement contain an undertaking on the park 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.

- 16) Nothing in rule 15 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

- 17) Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.
- 18) You must only use fire point hoses in case of fire.

- 19) You must protect all external water pipes from potential frost damage.

Vacant Pitches

- 20) You must not have access to vacant pitches and must not disturb building materials and plant.

Vehicles and parking

- 21) You must drive all vehicles on the park carefully and within the displayed speed limit.
- 22) You must not park more than one car or light commercial vehicle to the maximum payload of 600kg (referred to in the rest of this rule as "vehicle") per household on the park. Where you have the use of a garage you must park your vehicle in there. Otherwise you must park your vehicle in the permitted parking spaces or in the permitted parking spaces in the main car park. You must not park your vehicle anywhere other than in accordance with this rule.
- 23) You must not park any motorhomes of any sort anywhere on the park.
- 24) The rule relating to commercial vehicles and limiting the payload to a maximum of 600kg does not apply to the park owner and their family or the park warden.
- 25) With the exceptions of commercial vehicles operated by the park owner and their family, the park warden etc.
- 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.
- 28) You must not carry out the following works or repairs on the park:
- a) Major vehicle repairs involving dismantling of part(s) of the engine.
 - b) Works which involve the removal of oil or other fuels.

Fire Precautions

- 29) You are recommended to have in your park home a fire extinguisher and fire blanket conforming to the relevant British Standard.

Weapons

- 30) You must not use guns, firearms and offensive weapons (including crossbows) on the park and you must only keep them if you hold an appropriate licence.

External decorations

- 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.