

# PARK RULES FOR KINGSWAY PARK

## 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.

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 anticipated to be 6th November 2014 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 rules  
16. age restriction, 27 commercial vehicles

## 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 unless you have obtained written permission first, (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.
3. Your pitch and gardens/borders must be kept in a tidy condition with hedges cut back and lawns cut regularly. No shrubs, borders or any permanent obstruction should be within one metre of the roads.
4. Any landscape/external alterations must seek written permission (which will not be unreasonably withheld or delayed) as this may obstruct access to services or reduce surface water drainage causing flooding.
5. No conservatory's or extensions are permitted.
6. You must not have external fires, including incinerators. (Gas flame controlled barbecues are permissible).
7. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
8. Television aerials, Satellite Dishes, washing lines to be positioned to the rear of the home where possible. Washing lines to be reasonably screened from public view.

## Storage

9. 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 unreasonably withheld or delayed). 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 4 m<sup>2</sup>.
10. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 9 and any receptacle for the storage of domestic waste pending collection by the local authority.
11. 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.
12. No trailers, boats, touring caravans, motor homes to be stored on the park unless it can be stored out of sight and permission has been granted in writing (which will not be unreasonably withheld or delayed).or it is in any recognised designated storage facility.

## Refuse

13. You are responsible for the disposal of all household and garden waste in approved containers by the local authority service. You must not overfill containers and must place them in the approved position for the local authority collections.

## **Business Activities**

15. 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**

16. No person under the age of 55 years may reside in a park home, *with the exception of the park owner and their family, or the park warden.*

## **Noise Nuisance**

17. 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**

18. You must not keep any pet or animal at the park home or on the pitch except those which are housed in a cage, aquarium or similar and remain at all times within your home and/or not more than one domestic cat per home. 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.
19. Nothing in rule 18 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/Waste Water**

20. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.
21. You must protect all external water pipes from potential frost damage.

## **Vehicles and Parking**

22. You must drive all vehicles on the park carefully and within the displayed speed limit.
23. You must not park more than 1 vehicle on the park.
24. You must not park on the roads or grass verges or obstruct the roads and verges with any objects.
25. You must not park anywhere except in the car parks or an agreed parking space in writing by the park owner (which will not be unreasonably withheld) allocated to your home. You cannot reserve a space in the parking areas unless authorised by the park owner in writing.
26. Other than for 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
27. 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.
28. Disused or un-roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
29. You must not carry out the following works or repairs on the park:
- (a) major vehicles repairs involving dismantling of part(s).
  - (b) works which involve the removal of oil or other fuels.

## **HOME GENERAL**

30. 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 unless you have obtained our approval in writing (which will not be unreasonably withheld or delayed).