

# Kingsdown Mobile Home Park

Kingsdown Road  
Stratton St. Margaret  
Swindon  
Wiltshire  
SN25 6PG

Props. S D Gorman

## Park Rules

These rules apply to the residents of the park.

### **Conditions of the Pitch**

1. For reason of the ventilation and safety you must keep the area 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 my 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. i.e., no higher than 6ft including hedging and general vegetation.
3. 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. Similarly, gardens must be tidy and free from extraneous material.
4. You must not have external fires, including incinerators.
5. You must not keep inflammable substances on the Park except in quantities reasonable for domestic use.
6. You must not keep explosive substances on the Park.

### **Storage**

7. You must ensure that any shed or other structures erected in the separation space between the 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. 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.
9. 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).

## **Business Activities**

10. You must not use the Park Home, the pitch or the Park for any business purpose, you must not use the Park Home or the pitch for the storage of stock, plant machinery or equipment use for 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.
11. Your Park Home must be owner occupied only, no subletting.
12. Children are not permitted to reside on the Park, as this would by Site Licence Conditions require a play area to be provided and we are unable to comply with this condition.

## **Pets**

13. Not more than two dogs per unit (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. 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. These rules do not have a 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. You must protect all external water pipes from potential frost damage.

### **Vehicles**

- 14.** You must drive all vehicles on the Park carefully and within the displayed speed limit, with consideration for pedestrians.
- 15.** Vehicles on the Park must be taxed, insured and roadworthy.
- 16.** We reserve the right to remove any vehicle apparently abandoned.
- 17.** You must not carry out major repairs to a vehicle on the Park.
- 18.** A second and subsequent vehicle levy will apply this is necessary to promote less congestion on the Park and help ensure good access to Emergency service, Ambulances, Fires services etc. This is for the general benefit of the occupiers.
- 19.** 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  
With the exceptions of commercial vehicles operated by the park owner and their family, the park warden etc.