

# RIVERSIDE PARK

## PARK RULES

### INTRODUCTION

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 2 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.

### COMPLYING WITH THE PARK'S SITE LICENCE

1. Park home owners must not do, or allow to be done, anything to the home or the pitch which might breach any of the conditions of the park owner's Site Licence. A copy of the current Site Licence is available from the park owner.

### CONDITION OF THE PARK HOME

2. Where the exterior of the park home is repainted or recovered homeowners must use reasonable endeavours not to depart from the original colour scheme.
3. If external contractors are to be employed to carry out any work to the home, you should ensure that they are competent to do the work proposed and have suitable public liability insurance.

### CONDITION OF THE PITCH

4. The underneath of each home must be kept clear and not used as storage space.
5. The description of the pitch includes the garden area surrounding the park home as set out by the requirements of the Site Licence and includes the land upon which the park home is sited. If spacing between homes permits additional garden area, then this may be allowed subject to the agreement of the park owner.

6. Public spaces and paths should not be littered in any way.
7. Fences or other means of enclosure are not allowed without the approval of the park owner (which will not be unreasonably withheld).
8. Park home owners must not, without the prior written consent of the park owner (which will not be unreasonably withheld) carry out any of the following:-
  - i. Building works to the pitch except to the extent to carry out any repairs or maintenance;
  - ii. Paving or hard landscaping including the formation of a pond;
  - iii. Planting, felling, lopping, topping or pruning of any trees; or
  - iv. The erection of any pole, mast, wire dish or communications receiving equipment on the pitch.
9. No inflammable or explosive substances may be kept on the park home owner's pitch except in quantities reasonable for domestic use.
10. All types of fuel storage, protection and screening must be approved by the park owner before purchase or construction and be capable of removal by the park home owner on vacation of the pitch.
11. You must not make any improvements to the pitch unless you have obtained our prior written approval (which will not be unreasonably withheld or delayed).

#### STORAGE

12. Sheds, garages, outbuildings, fences, fuel bunkers or other structures are only permitted with the prior written consent of the park owner (which will not be unreasonably withheld or delayed) and where permitted must be of a design, size and standard approved by the park owner, and must be maintained in good repair and appearance.
13. Only one storage shed is permitted on each pitch unless approved by the park owner. The design, size and standard of the shed must be approved by the park owner (which will not be unreasonably withheld or delayed), in writing, and so positioned as to comply with the park's Site Licence conditions.

#### REFUSE

14. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the Local Authority service. Containers must not be overfilled and must be placed in the approved positions for the Local Authority's regular collection.
15. The deposit of any refuse or unroadworthy vehicles on any part of the park owner's land (including any individual pitch), except in the local authority approved containers, is strictly prohibited.

#### BUSINESS ACTIVITIES

16. 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.

#### LIABILITY AND INSURANCE

17. Park home owners must insure and keep the park home insured with an organisation that is registered with the Financial Services Authority against loss or damage by fire and liabilities to other people and property. The type of loss which is covered should include theft, fire, storm and tempest, etc.
18. Park home owners must produce a copy of the insurance policy to the park owner upon request together with any evidence that the site owner may reasonably request as proof of insurance.

#### NUISANCE

19. Park home owners must not do, or allow to be done, anything on the park which may:-
  - i. be or become a nuisance to or cause annoyance, inconvenience or disturbance to, the park owner or anyone else who lives on or uses the park;
  - ii. cause damage to any property belonging to the park owner or anyone else, or to any adjoining or neighbouring property and must not use or permit the park home to be used for illegal or immoral purposes; or
  - iii. be a criminal offence.
20. Occupiers will be held responsible at all times for the conduct of their children, grandchildren and visitors. The occupier must ensure all visitors comply with these park rules.
21. There must be no playing on any public building, on the car parks or in the area of the entrance to the park.
22. Musical instruments, CD players, radios, other appliances and motor vehicles must not be used to cause annoyance to others, especially between the hours of 10.30 pm and 8.00 am.

#### PETS

23. You must not keep any animal or pet except the following:
  - a. not more than 2 dogs per home (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all).
  - b. Not more than 1 domestic cat.
  - c. Any pet or animal which are housed in a cage, aquarium or similar and remain at all times within your home.
24. Any dog or cat must be kept under proper control and not allowed to despoil the park.
25. Nothing in 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

26. The park home owner must not permit waste water to be discharged onto the ground.
27. Fire point hoses may only be used in the case of an emergency.

#### OCCUPANTS OF THE PARK

28. The park home owner must not permit a greater number of persons to live in or occupy the park home than the maximum number specified in the Written Statement.
29. There must be no subletting or parting with possession of the whole or part of the park home or pitch.
30. The park home must not be hired and accommodation must not be rented to lodgers.
31. No persons under the age of 50 may reside in a park home.

#### VACANT PITCHES

32. Access is not permitted to vacant pitches. Building materials, equipment and/or plant must be left undisturbed.

#### VEHICLES

33. All vehicles must be driven carefully on the park and not exceed the displayed speed limit.
34. Parking is not permitted on roads or grass verges.
35. Vehicles must be parked in authorised parking spaces.
36. You must not park more than 2 vehicles per home on the park.
37. All vehicles must be taxed and insured as required by law (Road Traffic Acts) and be in running order.
38. All drivers of vehicles on the park must hold a current driving licence for the category of vehicle driven on the park.
39. Disused or unroadworthy vehicles must be removed from the park and the park owner reserves the right to remove any vehicle, which is apparently abandoned.
40. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
  - i. Light commercial or light goods vehicles as described in the vehicle taxation legislation; and
  - ii. Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.
41. You must not park or allow the parking of caravans, motorhomes, minibuses or other similar vehicles on the park.

#### FIRE PRECAUTIONS

42. Park homes must be equipped with a fire extinguisher and blanket which conforms to the requirements of the Fire Officer.
43. The park home's chimney flue and cowl must be kept in good repair. Sparks or objectionable smoke should not be discharged.

#### WEAPONS

44. Guns, firearms or offensive weapons (including crossbows) of any description must not be used 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.

**Park Rules**

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