

PARK RULES FOR PANT MAWR PARK

Preface

In these rules:

- “Occupier” means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes (Wales) Act 2013 applies or under a tenancy or any other agreement.
- “you” and “your” refers to the homeowner or the 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 (Wales) Act 2013.

With one exception the rules also apply to any occupiers of park homes who rent their home from the park owner. The only rule which does not apply to occupiers who rent their home is rule 1a about the colour of the exterior

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 a date to be confirmed
- 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: **6b & 8e**

1. The Park Home

- a) Where the exterior of the home is repainted homeowners must use a colour that has been agreed with the Snowdonia National Park planning authority.
- b) Before carrying out any alterations to the home or the pitch, you must first seek the consent of Snowdonia National Park planning authority (not the park owner). You must also ensure that any alterations to the home or the pitch conform to the requirements of the site licence issued by Gwynedd council and any fire safety regulations applicable to the park.

2. Condition of the Pitch

- a) For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as storage space.
- b) You must not erect fences, hedges, or other means of enclosure unless they are under two metres in height, and any gates must not be locked. This is a condition of the park’s site licence and fire safety requirements.

3. Storage

- a) You must not have more than one storage shed on the pitch which is a requirement of the site licence. The re-location of any existing shed or the location, size, type and design of any new shed must first be agreed with the Snowdonia National Park planning authority.
- b) You must not have any storage receptacle on the pitch other than the shed mentioned in rule 3a and any receptacle for the storage of domestic waste pending collection by the local authority.

4. Refuse

- a) 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.
- b) 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).

5. Business Activities

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.

6. Occupants of the Park

- a) Only you and your family and bona fide guests may use the park.
- b) No person aged under 45 may reside in a home.
- c) Visiting children are not permitted to play on the car park, around any public area or building, or in the area of the entrance to the park.

7. Pets

You must not keep any pets or animals 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 you must not allow it to despoil the park; or
- 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; or
- c) Not more than one cat and one dog.
- d) Not more than two budgerigars or similar small bird which you must keep within the park home.

8. Vehicles and Parking

- a) You must drive all vehicles on the park carefully and within the displayed speed limit of 10mph.
- b) You must not park more than the maximum number and size of vehicle that your drive will reasonably accommodate. You must also ensure compliance with the conditions of the site licence and any fire safety requirements when parking on your drive.
- c) You and your visitors must not park on the roads.
- d) Motor homes, boats and touring caravans are not permitted to be parked overnight anywhere on the park or on any individual pitch.
- e) Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park.
- f) 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.
- g) Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
- h) You must not carry out the following works or repairs on the park:
 - i] major vehicle repairs involving dismantling of part(s) of the engine
 - ii] works which involve the removal of oil or other fuels

9. Fire Precautions

- a) You must not have external fires, including incinerators. The use of barbecues is permitted on your pitch. The use of barbecues on any public area of the park is subject to our prior consent.
- b) You must not keep inflammable substances on the park except in reasonable quantities for domestic use.
- c) You must not keep explosive substances on the park.
- d) The chimney flue and cowl of all park homes must be kept in good repair, sparks and objectionable smoke should not be discharged.
- e) The occupier is responsible for ensuring that all electrical and gas installations in and to the home (excluding those which are the responsibility of the park owner) comply with the requirements of the relevant legislation.
- f) It is the responsibility of all occupiers to familiarise themselves with the Fire Fighting equipment on the park. Full details of use are provided in the fire information pack, a copy of which, has been given to each home owner. Fire Fighting equipment must not be used for anything other than the emergency use intended.

10. Nuisance

You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles so as to cause nuisance to other occupiers especially between the hours of 10.30pm and 8.00am.

11. Weapons

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.

12. Insurance

a) The occupier must adequately insure the Home against loss or damage and liabilities to other people and property. You must produce a copy of your insurance policy upon request together with any evidence that the site owner may reasonably require as proof of insurance.

13. Miscellaneous

- a) It is forbidden to interfere with, or to disturb, any flora or fauna on the park without our prior consent.
- b) Rotary washing lines are permitted to be erected at the rear of the pitch only.
- c) You are not permitted to erect signs of any description anywhere on the park except on any individual home or pitch. The size of the sign must not exceed dimensions of 820 x 610 mm.

Advisory Note

You are reminded that it is a term of your agreement implied by the Mobile Homes Act 1983 (as amended) that you must live in your home as your main or only residence. You must not sublet or part with possession of the whole or part of the park home or the pitch.