

PARK RULES FOR WOODLAND VIEW MOBILE HOME 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.

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 27 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 28th 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 15 and 22.

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 they are wooden and do not exceed 5ft. You may also install a 1ft trellis on top of a fence to make a maximum overall height of 6ft. Our approval must be obtained (which will not be unreasonably withheld) before any fences are erected. You must position fences and any other means of enclosure as to comply with the park’s site licence and fire safety requirements.

Note: These rules do not have retrospective effect. If your fence complied with the previous rules, an occupier will not be treated as being in breach when these rules take effect. However, a fence can only be replaced if this would comply with these rules.

3. You must not have external fires, including incinerators.
4. You must not keep inflammable substances on the park except for in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park including fireworks.
6. If you have a garden pond you must take steps to prevent accidents occurring by securing with safety netting, or by taking other suitable precautions.
7. The front of the home (overlooking the roadway) must be left open plan with no hedges or fences. All plants in this area must be kept under 3 feet in height and kept as singular plants.
8. Washing lines are to be reasonably screened from public view. Only rotary lines are permitted.
9. Satellite dishes and aerals must not be positioned at the front of the home overlooking the roadways.

Refuse.

10. 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.
11. You must not deposit any unroadworthy vehicles for a period of longer than 7 days or waste water on any part of the park (including any individual pitch).

Business Activities.

12. 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 where that activity causes or creates a nuisance to other occupiers.

Noise Nuisance.

13. 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.
14. The occupier is responsible for the conduct of children in their custody and of visitors.

Pets.

15. You must not keep any pets or animals except the following:
 - Not more than 2 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.

- Not more than 2 rabbits or 2 guinea pigs on the pitch or within the park home and must be kept within a reasonable cage/run at all times.
- Any other pets which are housed in a cage, aquarium or similar and remain at all times within your home.

Note

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.

Note.

These rules do not have 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.

Note

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.
(Rule 15 does not apply to the park owner and their family, the park warden etc).

Water.

16. You must not use a hose anywhere on the park except in the event of a fire.
17. Fire point hoses may only be used in the event of a fire.
18. You must protect all external water pipes from potential frost damage.

Vacant Pitches.

19. You must not have access to vacant pitches and must not disturb building materials and plant.

Vehicles and Parking.

20. You must drive all vehicles on the park carefully and within the displayed speed limit.
21. You must not park on the roads or the grass verges save for loading or unloading. You must not park on individual pitches.
22. Other than for delivering goods and services you must not park or allow the parking of commercial vehicles that are 3.5 tonnes or greater on the park.

(Rule 22 does not apply to vehicles operated by the park owner and their family, the park warden etc.)

23. You must hold a current driving licence and be insured to drive any vehicle that you drive 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.
24. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
25. 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 and other fuels.

Weapons.

26. 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.

27. Where the exterior is repainted or recovered homeowners must use reasonable endeavours not to depart from the original exterior colour-scheme. If covering the home in any material where relevant it must comply with the park's site licence conditions and fire safety requirements.