

PARK RULES FOR PEDNA CARNE

INTRODUCTION

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 the homeowners occupy the pitch in accordance with the Mobile Homes Act 1983 (as amended).

These rules apply to the homeowner or other occupier of a park home.

None of these rules is to have retrospective effect.

Accordingly:

- They are to apply from the date on which they take effect, which is 12 November 2014
- 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 in breach of the rules in existence before that date.

AGE OF OCCUPANTS

1. No person under the age of 45 years may reside in a park home, with exception of the park owner and their family or the park warden/manager.

PETS

2. A maximum of two pets or animals per household subject to the following rules:
3. Pets or animals which fall within any of the categories listed below must not be kept at the park:
 - a) Dogs which are subject of the Dangerous Dogs Act 1991
 - b) Farm animals, including poultry
 - c) Birds kept in an outside aviary
 - d) Pigeons
 - e) Reptiles
4. Dogs must be kept under proper control and must not be permitted to frighten other users on the park. Any dog must be kept on a lead not exceeding 1 metre in length whilst anywhere other than the within the main confines of the homeowner's pitch and it must not be allowed to despoil on the park. Where this happens, it must be removed.

Note: The express terms of the 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 of the park. This undertaking extends to the behaviour of pets and animals.

5. Nothing in rules 2, 3(a) and 4 above prevents the homeowner or occupier of the park home from keeping an assistance dog, if this is required, and Assistance Dogs UK or any successor body which issues an Identification Book or other appropriate evidence has done so (such evidence to be produced to the park owner or his agent, when required).

VEHICLES AND PARKING

6. Commercial vehicles, including taxis and vehicles that are of a smaller size to or larger than a Citroën Berlingo van (3.25m in length) and are used in connection with a commercial venture must not be kept on the park, with the exception of commercial vehicles operated by the park owner, their family or the park warden/manager.
7. A maximum of two vehicles for household may be parked on the park.
8. Vehicles must be parked on the driveways of the homeowner's pitches or in the visitor's carpark if absolutely necessary.
9. Vehicles, trailers, boats, touring caravans or motorhomes must not be parked on the roads or grass verges, with an exception of a caravan owned by the park owner.
10. All vehicles must be driven carefully and within the displayed speed limit of 10mph.
11. All vehicle users must hold a current driving licence and be insured to drive on the park. Any vehicles on the park must be taxed in accordance with the requirements of law and is to be in a roadworthy condition.

NOISE NUISANCE

12. Noise, including any sound from motor vehicles (including sound from an exhaust) must be kept to a minimum between the hours of 10.30pm and 7.30am.

CONDITION OF THE PITCH

13. For reasons of ventilation and safety, the underneath of the park home must be kept clear and it must not be used as a storage space.
14. No external fires, including incinerators.
15. Fences or other means of enclosure must not be erected unless they are a type of panelled or picket fence, or hedge which is not more than 4ft in height and you have obtained our approval (which will not be unreasonably withheld). Fences and any other means of enclosure must be positioned so as to comply with the park's site licence conditions and fire safety requirements.

STORAGE

16. Only one storage shed or receptacle of a non-combustible material shall be kept on the pitch. The design, standard and size of the shed or receptacle must be approved by the park's owner in writing (which will not be unreasonably withheld). Any shed or receptacle must be positioned so as to comply with the park's site licence conditions and fire safety requirements, in particular, the minimum spacing requirements between park homes.
17. In addition to the storage shed or receptacle referred to in 16 above, one non-combustible greenhouse (for example, one not made from wooden frames) of a design, standard and size that is approved by the park's owner in writing (which will not be unreasonably withheld) may be kept on the pitch. Any greenhouse must be positioned so as to comply with the park's site licence conditions and fire safety requirements, in particular, the minimum spacing requirements between park homes.
18. Any structure erected in the separation space between homes must be of a non-combustible structure must be positioned so as to comply with the park's site licence conditions and fire safety requirements.

REFUSE

19. Household, recyclable and garden waste must be disposed of in approved containers through the local authority service and must not be overfilled. Containers must be placed in the approved position of the local authority collections.

EXTERNAL DECORATION

20. The outside of the park home must be maintained in a clean and tidy condition. Where the exterior is repainted and recovered, homeowners must take all reasonable steps not to depart from the original exterior colour scheme.

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