

PARK RULES FOR WILLOW 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 35 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 12th January 2015; 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.

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 6ft or under in height, have wooden panels and posts and do not encroach over the building line and you have obtained our 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.
3. You must not have external fires, including incinerators.
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park.
6. No improvements to be made to the pitch without obtaining our approval in writing (which will not be unreasonably withheld or delayed).
7. The mobile home must not be hired and accommodation must not be rented to paying guests.
8. Frost damage to brickwork is the responsibility of the occupier unless the damage has been caused due to the owners’ negligence.
9. Trees within occupiers’ boundaries are the responsibility of the occupier. You must not, without the prior written consent of the site owner (which will not be unreasonably withheld or delayed) fell, lop, top or heavily prune any trees.

Storage

10. You must not have more than two storage sheds on the pitch. Where you source the shed yourself the design, standard and size of the shed must be approved by us in writing (approval will not be withheld or

delayed unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements. The total footprint of both sheds shall not exceed 22m².

11. You must not have any storage receptacle on the pitch other than the sheds mentioned in rule 10 and any receptacle for the storage of domestic waste pending collection by the local authority.
12. You must ensure that any shed or other structure erected in the separation space between 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.
13. You must ensure that any garage erected in the separation space between 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.
14. Where you source the garage yourself the design, standard and size of the garage must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the garage so as to comply with the park's site licence and fire safety requirements. The footprint of the garage shall not exceed 21m².

Refuse

15. 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.
16. 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

17. 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.

Age of Occupants

18. No person under the age of 45 years may reside in a park home.

Noise Nuisance

19. 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.

Pets

20. You must keep no more than 2 of the following pets or animals:
 - 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 must not allow it to despoil the park.
 - 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.

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.

21. Nothing in rule 20 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.
22. Any fouling should be picked up and disposed of in a responsible manner by depositing it in a dog waste bin wherever possible or litterbin or domestic waste bin.

Water

23. You must only use fire point hoses in case of fire.
24. You must protect all external water pipes from potential frost damage.

Vehicles and parking

25. You must drive all vehicles on the park carefully and within the displayed speed limit.
26. You must not park more than 2 vehicles on the park.
27. You must not park on the roads or grass verges.
28. You must not park anywhere except in the permitted parking spaces.
29. Motorhomes, touring caravans and trailers are not permitted to be permanently parked on occupiers' driveways or in the park car parks.
30. 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
31. 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.
32. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
33. You must not carry out the following works or repairs on the park:
 - (a) major vehicles repairs involving dismantling of part(s) of the engine
 - (b) works which involve the removal of oil or other fuels.

Weapons

34. 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.

External Decoration

35. 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.

Communal Areas

36. Fishing is not allowed in the lakes.

37. Public areas and paths must not be littered.

38. The communal composter must only be used for occupiers' garden waste and vegetable/fruit peelings.

General

39. Washing lines must be positioned at the back of the property and must be folded away when not in use.

40. Occupiers will be held responsible for the conduct of any visitor to the park. Occupiers must ensure that any visitors to their home abide by all of the site rules and express terms of the Written Statement.

41. Occupiers are responsible for insuring their property along with its contents.

42. Occupiers are advised to make themselves aware of the location of fire points around the park.

43. Occupiers are asked to assist in the preservation of wildlife on the park and must refrain from feeding them to help prevent disease and vermin; unless suitable food is used in appropriate containers which has been approved or recommended by an association such as RSPCA/RSPB.

44. Access is not permitted to vacant plots, building materials or other plant machinery.

I/We hereby understand and agree to these Park rules

Signed:

Name:

Date:

Park Address: