

PARK RULES FOR YARWELL MILL COUNTRY PARK 2019

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 occupiers of a park home

“we” and “our” refers to the park owner

These rules are in place to ensure acceptable standards are maintained in 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.

None of these rules are to have retrospective effect. Accordingly:

- They are to apply only from the date on which they take effect, which is, 7th May 2019
- 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 breach of the rules in existence before that date.
- Notwithstanding the above these rules are to impact future considerations for existing residents

Condition of the Pitch

1. For reasons of ventilation and safety you should keep the underneath of your home clear and not use it as a storage space.
2. You must not erect a fence or other means of enclosure which will look out of place with what is already on the park, be of a height which will obscure your Neighbours' view and you have obtained our approval in writing (which will not be unreasonably withheld or delayed). You must position your fences and any other means of enclosure to comply with the park's site license conditions and fire safety requirements.
- 3 You must not have external fires, including incinerators except for BBQs. BBQs must be at least 10ft away from yours and your Neighbours' home and must be supervised. Gas cylinders for the BBQ must be safely stored.
4. You must not keep explosive substances in the park except for gas cylinders for any BBQ use which must be stored safely on your pitch only.

5. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
6. Driveways must not be used to store building materials or equipment for an unreasonable amount of time. A period of no longer than 48 hours (about 2 days) will be unreasonable, unless written permission has been obtained from the site owner, which will not be unreasonably withheld.

Pitch Fee Payments

7. You must not let your pitch fee payments fall into arrears. Payments are to be made by standing order on the 1st of every calendar month. The pitch fee will be reviewed annually, and any changes will take effect on 1st March every year.

Storage

8. You must not have more than one storage shed 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 to comply with the site license and fire safety requirements.
9. You must not have any storage receptacle on the pitch other than the shed, mentioned in rule 8, and any receptacle for the storage of domestic waste pending collection by the local authority.
10. 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 license conditions and fire safety requirements. The separation space is the space between your park home and any neighboring home.

Refuse

11. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Where provided by the local authority, you must use the approved containers. You must not overfill containers and must place them in the approved position for the local authority collections.
12. You must not deposit any waste or rubbish other than in local authority approved containers in any part of the park (including any individual pitch).

Business Activities

13. You must not use the park home, the pitch or the park (or any part of the park) for any business purposes, 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

14. No person under the age of 55 years may permanently reside in a park home.

Noise and Nuisance

15. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles to not cause nuisance to other occupiers, especially between the hours of 10.30pm and 8am.

Pets

16. No dogs subject to the Dangerous Dogs Act 1991 are permitted to live on the park.

17. You must keep any dog under proper control, and you must not permit your dog to frighten other users of the park. You must keep any dog on a lead short enough to ensure that you are in full control of your dog and must not allow it 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 behavior 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 complies with these rules.

Note

Nothing in rules 16 and 17 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.

Water

18. Hoses are only to be used by the homeowner for their reasonable use.
19. You must protect all external water pipes from potential frost damage.

Vehicles and parking

20. You must drive all vehicles on the park carefully and within the displayed speed limit.
21. You must not park more than 2 cars on your permitted parking space.
22. You must not park on the roads or grass verges.
23. You must not park anywhere except on your permitted parking spaces.
24. You must hold a current driving license and be insured to drive any vehicle on the park. You must also ensure that any vehicle you drive in the park is taxed in accordance with the requirements of the law, insured and has a current MOT certificate where required.
25. Disused or unroadworthy vehicles must not be kept anywhere in the park. We reserve the right to remove any vehicle which is abandoned.
26. No taxis, transit or commercial vehicles can be parked in the park without permission from the park.
27. You cannot carry out the following works or repairs on the park.
 - a. Major vehicle repairs involving dismantling of part(s) of the engine.
 - b. Works which involve the removal of oil or other fuels.

Motorhome Storage / Touring Caravan / Trailers

28. You must not park or allow the parking of any motorhome or trailer on your pitch or anywhere else on the park for longer than is required to pack and unpack.

Weapons

29. You must not use or display guns, firearms, and offensive weapons (including crossbows) in the park, and you may only keep them on the pitch or in your home if you hold the appropriate license and they are securely stored with that license.

External Decoration

30. You must maintain the outside of your park home in a clean and tidy condition. Where the exterior is repainted or recovered homeowners must use reasonable endeavors not to depart from the original exterior colour scheme.

Antisocial Behavior

31. You must treat fellow residents, employees, and our contractors in a courteous and considerate manner.

Miscellaneous

32. You must use liquid tablets or balls in your washing machines and avoid powder. Powder tends not to dissolve completely and causes build-ups and blockages.

33. You must not dispose of any wipes or sanitary products down the toilet even if they claim to be 'flushable'. Such items can and do affect the efficiency of the pumps and sewage treatment plant. The clogging of this material can damage the pumps and cause blockages in the sewerage system.

34. Access to the Park compound is prohibited to the public. Only staff, contractors and residents given permission to store their motorhomes within the Compound will be given access, on foot only, by the park.

35. Washing lines should be taken down when not in use, and balcony railings must not be used to drape wet laundry on.