

## RESIDENTIAL PARK RULES FOR Quiet Waters Park

### Preface

In these rules:

"Occupier" means anyone who occupies a park home under an Agreement to which the Mobile Homes Act 1983 applies.

"You" and "your" refers to the homeowner 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.

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 8<sup>th</sup> October 2014: and:

No occupier who is in occupation on that date will be treated as being in breach due to circumstance which was 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 as long as they live on the park) to the park owner and any employees, with the exception of the following rules 11 & 21

### 1. The Park Home

Only park homes (mobile homes) of proprietary manufacture, that is to say not home made, which conform to the statutory definition of a caravan contained in the relevant legislation, are permitted on the park.

### 2. Condition of the Pitch

Park home owners must maintain their pitch, including any outbuildings, belonging to or enjoyed with the pitch, in a clean and tidy condition.

For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as storage space.

You must not erect fences or other means of enclosure unless they are wood/brick/wire and are only one metre high 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 parks site licence conditions and fire safety requirements.

You must not have external fires, including incinerators.

You must not keep inflammable substances on the park except in quantities reasonable for domestic use.

You must not keep explosive substances on the park.

### 3. Storage.

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 so as to comply with

the parks site licence and fire safety requirements. The footprint of the shed shall not exceed 8ft x 6ft.

You must not have any storage receptacle on the pitch other than the shed mentioned in rule 3 and any receptacle for the storage of domestic waste pending collection by the local authority.

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 parks site licence conditions and fire safety requirement. The separation space is the space between your park home and any neighbouring home.

The park home owner is responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Containers must not be over-filled and must be placed in the approved position for the local authority's regular collections.

The deposit of any refuse or unroadworthy vehicles on any part of the park owner's land is strictly prohibited. (Including any individual pitch)

#### 4. 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 use not 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

#### 5. Nuisance

Musical instruments, CD players, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10:30pm and 8:00am.

#### 6. Pets

You must not keep any pets except the following:

Not more than 1 dog (other than any of the breeds subject to the Dangerous Dogs Act 1991) 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.

Not more than 1 cat. 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.

Nothing in rule 6 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 6 does not apply to pets owned by the park owner and their family, the park warden etc.

#### 7. Water and utilities

The park home owner must not permit waste water to be discharged onto the ground.

Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.

You must only use fire point hoses in case of fire

You must protect all external waters pipes from potential frost damage.

Park home owners are responsible for ensuring that electrical, oil and gas installations comply at all times with the requirements of the relevant legislation.

Park home owners are required to ensure the safety of all gas and electrical installations fitted to the park home including the safe installation and operation of any gas bottles connected to the home. It is recommended that all work on gas, electricity and water systems be carried out by suitably qualified, competent persons.

#### 8. Age of occupants

No persons under the age of 50 may reside in the park home (with the exception of the park owner and their family, the park warden etc)

#### 9. Vacant Pitches

Access is not permitted to vacant pitches. Building materials, equipment and/or plant must be left undisturbed.

#### 10. Vehicles

All vehicles must be driven carefully on the park and not exceed the displayed speed limit.

You must not park anywhere except in the designated parking space allocated to your home

Only one car per pitch is permitted on the park. Additional parking can be utilised in the general parking areas, subject to availability.

Where there is space in the residents plot, and only if it complies with the parks licence conditions and fire safety requirements, a second parking space can be made inside the boundary fences. This will require our approval in writing (which will not be unreasonably withheld or delayed)

Parking is not permitted on roads or grass verges.

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.

Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

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.

Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort, including light commercial or light good vehicles as described in the vehicle taxation legislation and

Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle and

Other sorts of vehicles such as pick ups & motorhome

(With the exceptions of commercial vehicles operated by the park owner and their family, the park warden etc)

#### 11. Fire Precautions

You are recommended in your park home a fire extinguishing and fire blanket conforming to the relevant British Standard

#### 12. 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.

#### 13. External decoration

Homeowners must maintain the outside of their home in a clean and tidy condition. Where the exterior is repainted or recovered homeowner must use reasonable endeavours not to depart from the original exterior colour- scheme.

#### 14. Miscellaneous

Park home owners will be held responsible at all times for the conduct of any visitors, including their children and grand-children

**BH&HPA MEMBERS'**