

# **PARK RULES FOR MEADOWVIEW 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.

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 (date) and
- No occupier who is in occupation at 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 14, 16 and 26.

## **The Mobile Home**

1. Only a mobile home of proprietary manufacture and which conforms in all respects with British Standards No. 3632 or any Standards amending or replacing the same shall be stationed on the plot. Wheels and towing equipment of the mobile home shall not be removed. No external structural alteration of or the addition or improvements to the Mobile Home or pitch shall be made without the Park Owner’s prior written permission.

## **Condition of the Pitch**

2. Occupiers will maintain the plot allocated in a tidy condition free from litter and refuse. The underneath of each Home is to be kept absolutely clear and not used as a storage space, to enable the Park Owner to conform with the conditions attached to their site Licence issued by the Local Authority. Gardens which are

- not cultivated and kept tidy will be taken over by the Park Owner and reinstated to lawned area.
3. You must not erect fences or other means of enclosure anywhere around the park home. One open porch over the steps is permissible but you must obtain approval from the Park Owner in writing (which will not be unreasonably withheld or delayed)
  4. You must not have external fires, including incinerators or patio heaters.
  5. Barbecue's are permitted but only on the open leisure areas, Barbecue's must not take place in the area of the park homes.
  6. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
  7. You must not keep explosive substances on the park.

### **Storage**

8. You must not have any storage receptacle on the pitch other than in the storage building mentioned in rule 8 and any receptacle for the storage of domestic waste pending collection by local authority. The storage building is purpose built and is contained within pitch structure.

### **Refuse**

#### ***Where waste is collected by the local authority***

9. 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.
10. 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).
11. All waste containers must be kept in the stores building and only placed outside for collection by the local authority on the official collection day.

### **Business Activities**

12. You must not use the park home, the pitch or the park (or any part of the park) for business purpose, and you must not use the park home or that pitch for the storage of the 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**

13. Under no circumstances are persons under the age of thirty years permitted to permanently reside in any park home stationed on Meadowview Park but adults and children are allowed as visitors to Meadowview Park.

## **Noise Nuisance**

14. You must not use musical instruments, all forms of recorded music players, radios, televisions, personal sound amplification devices 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**

15. You must not keep any pet or animal at the park home or on the pitch.
16. Nothing in rule 16 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**

17. Water is not separately metered to each park home hence therefore the cost of water passing through the single meter supplying Meadowview Park will be equally divided between all park homes.
18. If park homeowners wish to use a hosepipe (hand held no automatic sprinkler use) then a hosepipe licence must be obtained from the Park Owners the cost of which is currently £25.00 (subject to increase under RPI) all licence costs are ultimately returned to all park home owners.
19. You must only use fire point hoses in case of fire.
20. You must protect all external water pipes from potential frost damage.

## **Vehicles and parking**

21. You must drive all vehicles on the park carefully and within the displayed speed limit.
22. You must not park more than ONE vehicle on the park.
23. You must not park on the grass verges.
24. You must not park anywhere except in the permitted parking spaces.
25. Other than for delivering goods and services, you must not park or allow parking overnight of commercial vehicles of any sort on the park, including:
  - Light commercial or light goods vehicles exceeding 1.7 metres in height and 4.7 metres in length as described in the vehicle taxation legislation and

- Vehicles intended for domestic use but derived from or adapted from a commercial vehicle.
  - Motor homes, touring caravans or trailers and boats
26. 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.
  27. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
  28. 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**

29. You must not use or display guns, firearms and offensive weapons (including crossbows) on the park. You may only keep licensed weapons 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**

30. 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 pastel shades colour-scheme.

### **Appliances**

31. The electrical and gas installations in the Mobile Homes shall at all times comply with the requirements of the institutes of Electrical and Gas Engineers respectively and the local electricity and gas boards.
32. All electrical and gas installations in any Mobile Home shall be approved and regularly serviced by a qualified service engineer and a record retained by the Occupier for inspection by the Owner and a copy of the relevant test certificates given to the Park Owner. When homes are gifted or sold the electrical and gas installations must have current test certificates the said certificates must not exceed 6 months in age.

### **Liability Limitation**

33. The Company does not accept any liability whatsoever for loss or damage to the property including the Park Home of the Occupier, his family, or any visitor to the Park. The Occupier must insure the Home, particularly in respect of public liability, which should be covered by their household insurance.

## **Fire Equipment**

34. To allow the Park Owner to erect and maintain attached to the Mobile Home any fire fighting apparatus required by the site Licence or by any competent authority.

## **Nuisance**

35. No Occupier shall do or permit to be done anywhere on the Park any act or action which may be or become a nuisance, damage, annoyance or inconvenience to the Company or the neighbours or Occupiers of any other Home on the Park or to any adjoining or neighbouring property and shall not use or permit the Home to be used for any illegal or immoral purposes. Occupiers will be held responsible at all times for the conduct of their visitors.

## **Vacant Pitches**

36. Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.

## **Clothes Driers**

37. No clothes may be hung out adjacent to the Mobile Home except on a collapsible rotary clothes drier and then only between the hours of 8a.m. and 4p.m. (Such drier shall be collapsed when not in use)

## **CCTV**

38. You must not use or attach any CCTV monitoring, recording cameras or equipment outside or to the external surfaces of your home.

## **Occupation**

39. Mobile homes can only be occupied by the home owner, subletting or renting is not allowed under any circumstances.