

# **RESIDENTIAL PARK RULES FOR EVERGREEN PARK**

## **Introduction**

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 or other occupier of the park home
- “we” and “our” refers to the park owner.

The following rules are in place for the good management of the park and the benefit of all who use it. These rules form part of the Agreement by which you occupy your pitch in accordance with the Mobile Homes Act 1983 (as amended).

The rules are designed to ensure that all the park home residents may live peacefully in unspoilt surroundings and have not been compiled to place unnecessary restrictions on residents. We are sure that, provided the rules are accepted in the right spirit, our park will continue to be a happy community.

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 to be confirmed]; 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.

The park owner, their family and employees (for so long as they live on the park) are exempt from these park rules.

## **The condition of the Park Home**

1. Where you repaint or recover the exterior of the home you must use reasonable endeavours not to depart from the original exterior colour-scheme.
2. If external contractors are to be employed to carry out any work to the home you should ensure that they are competent to do the work proposed by you and that they have suitable public liability insurance.

## **Condition of the Pitch**

3. The underneath of each home is to be kept clear and not used as storage space.
4. Public places and paths should not be littered in any way.
5. Private gardens, where permitted, must be kept neat and tidy. You must not erect fences or other means of enclosure unless you have obtained our prior written

approval (which will not be withheld or delayed unreasonably).

6. You must not have external fires, including incinerators.
7. You must keep any footpaths on the pitch in a good and safe state of repair and condition.
8. You must not keep inflammable or explosive substances on the park except in quantities reasonable for domestic use.
9. All types of fuel storage, protection and screening must be approved by us in writing (which will not be unreasonably withheld or delayed) before purchase or construction and be capable of removal by the occupier on vacation of the pitch.

### **Sheds, Porches, etc.**

10. Sheds, garages, outbuildings, fuel bunkers or other structures are only permitted with our prior written consent (which will not be withheld or delayed unreasonably) and where permitted must be of a design, size and standard approved by us, and must be maintained in good state of repair and appearance.
11. Any shed, garage, outbuilding, fuel bunker or other structure must be so positioned as to comply with the park's site licence conditions.
12. In the case of a garage being provided within the pitch, a storage shed will not be permitted unless you have obtained our prior written approval (which will not be withheld or delayed unreasonably).

### **Refuse**

13. You are 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.
14. The deposit of any refuse or unroadworthy vehicles on any part of the park is strictly prohibited.

### **Commercial Activities**

15. 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 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.

## **Nuisance**

16. You will be held responsible at all times for the conduct of any visiting children who must not be permitted to play around any public building, on the car parks, on the roads, or in the area of the entrance to the park.
17. 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.

## **Pets**

18. You must not keep any pet or animals at the park home or on the pitch except the following:
  - a. Not more than 1 dog (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all);
  - b. Not more than 1 domestic cat.
19. You must keep any pet under proper control and not allow it to despoil the park.
20. You must keep any dog on a leash.
21. Dogs are not to be kennelled overnight.
22. Nothing in rule 18 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/Electricity/Gas etc.**

23. You must not permit waste water to be discharged onto the ground.
24. Where water is not separately metered or rated at the park home you must not use hoses, except in the case of fire.
25. You must only use fire point hoses in the case of emergency.
26. All external water pipes must be lagged by the park home owner against potential frost damage.
27. You are responsible for ensuring that electrical, solid fuel, oil and gas installations comply at all times with the requirements of the relevant legislation.
28. You 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.

## **Occupants of the Park.**

29. No persons under the age of 40 may reside in the park home.

## **Vacant Pitches.**

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

## **Vehicles.**

31. All vehicles must be driven carefully on the park and not exceed the displayed speed limit of 10 m.p.h.

32. You must not park on roads or grass verges

33. You must not park anywhere except in authorised parking spaces.

34. 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 the law and is in a roadworthy condition.

35. Disused/unroadworthy vehicles must be removed from the park and we reserve the right to remove any vehicle which is apparently abandoned.

36. You must not carry out major vehicle repairs which involve the dismantling of part(s) of the engine on the park. Motor oils and other fuels of that nature must not be discharged into the drains, onto the roads or the car park.

37. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:

- a. Light commercial or light goods vehicles as described in the vehicle taxation legislation; and
- b. Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.

38. You must keep all garage entrances clear at all times.

39. You must not park or allow parking of touring caravans on the park.

## **Fire precautions.**

40. All park homes must be equipped with a fire extinguisher/blanket which conforms to the requirements of the Fire Officer.

41. The park home's chimney flue and cowl must be kept in good repair. Sparks or objectionable smoke should not be discharged.

### **Miscellaneous**

42. Guns, firearms or offensive weapons of any description must not be used on the park and must only be kept with a licence from the appropriate police authority.

43. It is forbidden to interfere with or disturb any flora or fauna on the park.