

Finchale Abbey Village Park Rules

1 Site Rules

The following 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 to maintain community cohesion. They form part of the Agreement by which homeowners and tenants occupy the pitch in accordance with the Mobile Homes Act 1983 (as amended).

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

The rules are not meant to replace residents talking to each other to work things out together where there are issues or concerns as this will have the benefit of strengthening the culture of normal village life.

In these rules:

- “Resident” or “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.

2 Condition of your Park Home and Pitch

- 2.1 The park home and pitch must be kept in a neat and tidy condition at all times and free from litter and refuse. Maintenance of the grass one foot from the park home and decking is the individual resident's responsibility.
- 2.2 For reasons of ventilation and safety, the storage of non-combustible materials underneath each home should be kept to a minimum.
- 2.3 Windbreaks should be muted and neutral in colour so as to blend in with the natural surroundings of the park. Portable ones should be put away when not in use
- 2.4 Rotary washing lines to be covered with a secure cover or put away when not in use.
- 2.5 Private gardens must be maintained and kept neat and tidy including any shrubs that have been planted by homeowners.
- 2.6 External fires, including incinerators, are not allowed. Barbeques must be gas or charcoal only.
- 2.7 No inflammable substances may be kept on the park except in quantities reasonable for domestic use.
- 2.8 No explosive substances, firearms or fireworks to be kept on the park.

3 Occupiers

- 3.1 No new residents under the age of 50 years may move onto the park. No dependent children can be permanently resident on the site.
- 3.2 Your park home may only be occupied by the owner / occupier, members of their permanent household or bona fide guests.
- 3.3 Park homes must be owner occupied or occupied by tenants of the park owners. No subletting will be permitted. Constant or regular use of the park home by persons other than owner / tenant is considered to be subletting and is not allowed.
- 3.4 It is the lodge owners' responsibility to make sure that any visitors adhere to the park rules and respect the property and privacy of other residents.

4 Storage

- 4.1 Only one storage shed is permitted on each pitch. Sheds must be constructed from Highwood and the design size and standard must be approved by the park owner. Approval will not be unreasonably withheld or delayed.
- 4.2 Plastic storage containers of a height not exceeding the height of the handrails may be stored on the lodge decking. Containers should be muted and neutral in colour so as to blend in with the natural surroundings of the park.

5 Building and Ground Works

- 5.1 If you wish to make external alterations or additions to the park home you must first produce plans of what is proposed and obtain written permission from the park owners. Approval will not be unreasonably withheld or delayed.

6 Utilities Installation

- 6.1 Lodge owners are responsible for ensuring that appliances for gas, electricity etc. comply with current regulations.

7 Water & Sewerage

- 7.1 As water is not separately metered sensible use of hosepipes is paramount. Caravans and motorhomes must be washed using the tap from the borehole behind the toilet block / waste disposal area to which a hosepipe can be attached.
- 7.2 All external water pipes must be lagged by homeowners against potential frost damage. The homeowner is responsible for any frost damage repairs from ground level upwards.

7.3 No fat, engine oil, foreign objects, kitchen roll, sanitary products or wipes must be put into the toilet/drains as this will damage our treatment plant.

8 **Fire Precautions**

8.1 Lodge owners are responsible for ensuring their homes comply with current regulations and best practice for fire prevention and extinguishing, including Smoke & Carbon Monoxide alarms.

9 **Refuse**

9.1 All occupiers are responsible for the disposal of household waste in the designated bin areas - no rubbish to be placed on the floor as this encourages vermin. Recyclable materials to be placed in the bins for collection by the council or in appropriately labelled bins in the waste disposal area.

9.2 No electrical appliances, household furniture etc. to be disposed of in the bin area. These items should be taken to the local tip or the council may be contacted and they will remove items for a fee.

9.3 The deposit of any refuse or unroadworthy vehicles on any part of the park is strictly forbidden.

10 **Motor Vehicles**

10.1 All vehicles must be driven carefully on the park and observe the displayed speed limits. This also includes guests to the park. Please ensure that they are aware of our policy.

10.2 Parking is not permitted on roads or grass verges only in authorised parking spaces. Parking must not obstruct other road users or access

10.3 As required by law (Road Traffic Acts and any replacement legislation)

10.3.1 All vehicles used on roads on the park must be taxed and insured and be in roadworthy condition;

10.3.2 All drivers on the park must hold a current driving licence for the category of the vehicle driven on the park.

10.4 Works that involve discharging motor oil or other motor maintenance is not allowed on the park.

10.5 Vehicles and bicycles must only be driven on the park roads and not on the grass.

10.6 Commercial vehicles are not allowed on the park unless work is being carried out.

10.7 The codes for the park main entry barrier will be changed monthly with new codes published in the monthly park newsletter. The barrier codes are not to be given out to

general public or delivery drivers. Tokens must be given for delivery drivers to exit the park.

10.8 Motor homes and caravans can only be brought onto the park for maximum of 36 hours to prepare them for the holiday season and cannot be stored on the park.

11 Pets

11.1 Dogs and cats are permitted on the park (other than a dog of any breed subject to the Dangerous Dogs Act 1991), with a maximum of 2 animals. New residents with more than two pets (but no more than 4) will be allowed to move into the park on the understanding that pets will not be replaced if this keeps the number over the maximum of 2 pets.

11.2 Any dogs must be kept under proper control and must not be permitted to frighten other users of the park. Dogs must be kept on a leash and any fouling must be removed by the owner and disposed of appropriately, including in the dog-walking area.

11.3 Incessant/nuisance pet noise will not be tolerated.

12 Behaviour

12.1 Residents must act in a courteous and considerate manner towards other residents, visitors using or working on the park including staff, agents, customers and guest of the management at all times.

12.2 You are encouraged to feed wildlife but only through the appropriate feeders. Feed must not be placed on the ground as this will attract vermin.

12.3 Please observe and take all reasonable steps to ensure that all people who use or visit the home adopt the following behaviour. You must not knowingly:

12.3.1 Commit any criminal offence at the park or use the park home in connection with any criminal activity.

12.3.2 Commit acts of vandalism or nuisance.

12.3.3 Use any unlawful drugs.

12.3.4 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.

12.3.5 Use indecent or offensive language or conduct.

12.4 Radios, TVs, stereos, musical instruments, motor vehicles and other sound generating equipment must be used with due care and consideration for others on the park. The noise must be kept to a minimum between the hours of 11pm - 8am

12.5 Alcoholic drinks may be consumed only in the immediate vicinity of your park home or the village hall, with the exception of organised park events.

12.6 No ball games to be played in the park home area.

13. **Insurance**

13.1 All park homes must be insured in accordance with the terms of your site licence agreement.

13.2 It is your responsibility for any loss or damage that may occur to your park home, car or associated property whilst on the park except where loss or damage has arisen from the park owners negligence or a breach of their duty to you.

14. **Pitch fees & Charges**

14.1 We will inform you of the pitch fees to be charged for the following year in January following the formula indicated in the legislation.

14.2 Pitch fees are to be paid monthly in advance, preferably by standing order.

14.3 Charges for Gas & Electricity will be invoiced monthly. Payment by direct debit is preferred.

15. **Park Home Sales**

15.1 All park home sales must comply with the rules set out in the Mobile Homes Act 2013, details of which can be found in the leaflet 'Park homes; Know your rights' which can be accessed at www.gov.uk/park-mobile-homes.

