

Park Rules for Eddisbury Hill 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 that 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 27 October 2014 , 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.

These rules also apply (for so long as they live on the park) to the park owner and any employees.

Condition of the pitch

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as storage space.
2. You must not erect fences or other means of enclosure other than those already approved, unless 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 park’s site licence conditions and fire safety requirements.
3. Occupiers shall display a house number and install or make use of a rotary clothesline if a washing line is required.
4. You must not have external fires, including incinerators, but barbeques are permitted.
5. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
6. You must not keep explosive substances on the park.

Storage

7. You must not have more than one storage shed on the pitch. The design, standard and size of the shed must be approved by the park owner in writing; approval will not be withheld or delayed unreasonably. The shed must be positioned so as to comply with the park’s site licence and fire safety requirements. The footprint of the shed shall not exceed 4.5 sq meters (approx 48 sq feet). It must be maintained in a sound condition and treated or painted to do so.

8. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 7 and any receptacle for the storage of domestic waste pending collection by the local authority.
9. 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 licence conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home.

Refuse – where waste is collected by the local authority

10. You are responsible for the disposal of all household, recyclable and garden waste in approved containers provided by the council services. Containers must not be overfilled and must be placed in the approved position for the local authority's regular collection.

Business Activities

11. You must not use the park home, the pitch or 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 and does not involve other staff, workers, customers or members of the public calling at the park home or the park.

Age of occupants

12. No person under the age of 55 years may reside in a park home, with the exception of the park owner and their family.

Noise Nuisance

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

Pets

14. You must not keep any pets or animals except the following:

A new homeowner may come onto the park with not more than one dog or cat (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991) which they already own and may keep for as long as they wish, but they shall not be permitted to replace the pet or acquire another pet.

15. Nothing in rule 14 of these Park Rules prevents you from keeping an assistance dog if this is required to support your disability, and if Assistance Dogs UK or any successor body has issued you with an Identification Book or other appropriate evidence.

Note

The express terms of a homeowner's agreement contain an undertaking on the part of the homeowner not to do or allow anything, including the behaviour of pets, which may be or become a nuisance to, or cause annoyance, inconvenience, or disturbance to the site owner or anyone else that lives on or uses the site.

Water

16. You must protect all external water pipes from potential frost damage.

Vehicles and Parking

17. You must drive all vehicles carefully on the park and within the displayed speed limit.
18. You must not park anywhere except in the permitted parking spaces and space allocated to your home.
19. You must hold a current driving licence and be insured to drive any vehicle you drive on the park, and ensure that it is taxed in accordance with the requirements of law and is in roadworthy condition.
20. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
21. You must not carry out the following works or repairs on the park:
 - Major vehicle repairs involving dismantling of parts of the engine
 - Works which involve the removal of oil or other fuels

Fire Precautions

22. All park homes must be equipped with a fire extinguisher/blanket, which conforms to the relevant British standard.

External Decoration of the Home

23. Homeowners must maintain the exterior 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 colour scheme.