

Park Rules for Woodlands Park

Preface

- “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 or any other agreement.

With one exception the rules also apply to any occupiers of park homes who rent their home. The only rule which does not apply to occupiers who rent their home is rule 30 about the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

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 24 September 2016 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, with the exception of the following rules 12, 23 and 25.

Condition of the pitch

1. You must not store combustible or dangerous items underneath your home and you must not store any items in such a way as to obstruct the means of access to any meters, taps, pipes or cables underneath your home.
2. You must not erect fences or other means of enclosure unless you have obtained our approval in writing (which will not be unreasonably withheld or delayed). You must position the shrubbery (which must be slow growing shrubbery (not leylandii)) so as to comply with the park’s site licence conditions and fire safety requirements, therefore the shrubbery must be kept to a maximum height of one metre.
3. You must not have external fires, including incinerators. Barbeques are permitted.
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park.

6. Washing lines are to be reasonably screened from public view.

Storage

7. 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 park's site licence and fire safety requirements. The shed base shall not exceed 8ft x 6ft.
8. You must not have any storage receptacle on the pitch other than the shed mentioned in rule seven 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

10. 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.
11. You must not deposit any waste or rubbish other than in the local authority approved containers on any part of the park (including any individual pitch).

Business Activities

12. 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 and does not involve other staff, other workers, customers or members of the public calling at the park home or the park.

Occupation

13. No person under the age of 45 years may reside in a park home.

Noise Nuisance

14. 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

15. You must not keep any pets or animals except in accordance with the following rules:
 - You may keep up to two dogs; or up to two domestic cats; or you may keep one of each. Any dog or cat must be kept under proper control and must not be permitted to frighten other users of the park, or to despoil the park.
 - You must not keep a dog of any of the breeds subject to the Dangerous Dogs Act 1991. Any dog you keep must be kept on a leash not exceeding two metres in length.
 - In addition, you may keep up to two budgerigars or caged animals, which you must keep within the park home.
16. Nothing in rule 15 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. You must not alter in anyway the concrete base on which your park home is sited as to allow water to undermine the foundations of the base.
18. You must only use fire point hoses in case of fire.
19. You must protect all external water pipes (by means of adequate insulation) from potential frost damage.
20. You must not cause or allow anything to pass into the w.c. gulley or drains that is likely to interfere with the free flow of water and contents i.e. sanitary products, incontinence pads, cleaning wipes.

Vehicles and Parking

21. You must drive all vehicles on the park carefully and within the displayed speed limit,
22. You may only park vehicles in the parking space or spaces provided on the pitch (up to a maximum of two vehicles per home.
23. You must not park on the roads or grass verges.
24. You must not park anywhere except in the permitted parking spaces/areas.
25. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
 - Light commercial or light goods vehicles as described in the vehicle taxation legislation and
 - vehicles intended for domestic use but derived from or adapted from such a commercial vehicle

- Motorhomes and touring caravans

Rules 12, 23 and 25 do not apply to the park owner, his family or employees of the park owner.

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 vehicle repairs involving dismantling of part(s) of the engine
 - (b) works which involve the removal of oil or other fuel

Weapons

29. 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.

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 colour scheme.