

MOBILE HOME PARK RULES

Crayshill Park, CM11 2XZ

11/12/14

In these rules:

- "Occupier" means anyone who occupies a park home
- "You" and "Your" Refers to a home owner and 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 the 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 home act 1983 as amended.

None of these rules have retrospective affect. Accordingly:

- They are to apply only from the date they take effect
- 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 apply (for so long as they live on the park) to the park owner and employees, with the exception of the following rules. 7.0, 13.0, 16.0, 17.0.

- 1.0 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 colour scheme.
- 2.0 For reasons of ventilation and safety you must keep the underneath of your mobile home clear and not use it as a storage space.
- 3.0 Please Note: Occupiers are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the institution of Electrical Engineers and / or other appropriate authorities.
- 4.0 You must protect all external water pipes from potential frost damage; you will be liable for any loss of water due to your failure to do so or from any other fracture on the section of the water service for which you are responsible, i.e. from ground level upwards. The occupier is responsible for the sewage connection from the ground level upwards.

- 5.0 It is the responsibility of the occupier to ensure that all household refuse is deposited in approved containers, which must not be over filled. You must not have external fires including incinerators.
- 6.0 Musical instruments, record 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.
- 7.0 Vehicles are to be kept only in designated car parking spaces. No more than one car is permitted to each home unless your driveway can safely accommodate two, occupiers without a driveway for two vehicles will be obliged to park the second vehicle off the park. You must not park motor homes, touring caravans etc. on the Park. 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, with the exception of commercial vehicles operated by the park owners and their family, the park warden etc.
- 7.1 All vehicles must be driven carefully on the park, not exceeding the speed limit of 10mph. Roads must not be obstructed at any time, to allow emergency services access, vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance policy. Disused or unroadworthy vehicles must be removed from the park; we reserve the right to remove any vehicle which is apparently abandoned.
- 8.0 You must not have more than one storage shed on the pitch. Where you have sourced the shed yourself the design, standard and size must be approved by us in writing (approval will not be withheld or delayed unreasonable) You must position the shed so as to comply with the park's Site licence and fire safety requirements. The footprint of the shed must not exceed 7.5 square mtrs.
- 8.1 Where approval is given the shed must be made of non-combustible material.
- 9.0 The planting of trees is subject to the park owner's prior written approval of type and position. Existing trees and shrubs may not be cut down, removed or damaged.

10.0 No fences or other enclosures shall be allowed without the prior written permission of the park owner. In any case no fencing is permitted between the park home and the road (so as to allow good vision and access around the park roads), this area, must be left as a grassed area. Where allowed fencing must not be higher than 5ft.

11.0 Washing lines to be reasonably screened from public view.

12.0 You must not keep any pets or animals in the park home or pitch except for the following:

Not more than one dog, (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all) you must keep any dog under proper control and you must not permit it to frighten other users of the park. You must keep any dog on a leash not exceeding 1m in length and must not allow it to despoil the park.

Not more than one domestic cat, which must be kept under proper control and you must not permit it to frighten other users of the park and must not despoil the park.

Not more than one caged bird which must be kept within the park home. Therefor one of each would be allowed.

12.1 Nothing in rule 12.0 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.

13.0 No person under the age of 50 years may reside in a park home, with the exception of the Park Owners and their family, the Park warden etc. Occupiers will be responsible for visiting children in their custody who shall not be permitted to play around any park roads or areas of the Park other than their pitch, including bike riding and ball games.

14.0 It is forbidden to carry offensive weapons or other objects likely to give offence on the park.

15.0 Everyone using the park is required to comply with the regulations of the site licence, water authority or any other statutory authority.

16.0 Access is not permitted to vacant pitches. Building materials and plant must be left undisturbed. Public places and paths should not be littered in any way.

17.0 No commercial enterprise or business activities may take place on the park.

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