

## **Park Rules for Dunton Park**

### **Preface**

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 a park home
- 'we', 'our' and 'us' 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.

None of these rules is to have retrospective effect. Accordingly:

- They are to apply from the date on which they take effect, which is [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.

### **Condition of the Pitch**

1. You must keep the underneath of your home clear and not use it as a storage space for reasons of ventilation and safety.
2. You must not have external fires, including incinerators.
3. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
4. You must not keep explosive substances on the park.
5. You must have a letter box.
6. You must have a footpath leading from the service road to the park home.
7. You must not plant anything other than soft planting on the plot.
8. You must not access vacant pitches and must not disturb building materials, equipment or plant.

## **Storage**

9. 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 comply with the park's site licence conditions and fire safety requirements and be approved by us in writing (approval will not be unreasonably withheld or delayed).
10. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 9.
11. You must not erect any structure in the separation space between park homes unless it is of non-combustible construction, positioned so as to comply with the park's site licence conditions and fire safety requirements and be approved by us in writing (approval will not be unreasonably withheld or delayed).

## **External decoration**

12. You must maintain the outside of your park home in a clean and tidy condition. Where the exterior is repainted or recovered you must use reasonable endeavours not to depart from the original exterior colour scheme.

## **Refuse**

13. You are responsible for the disposal of all household, recyclable and garden waste in correct approved containers in the designated areas. You must not over-fill containers. You must not discharge fat or solid matter into drains.
14. You must not deposit any waste or un-roadworthy vehicles on any part of the park (including any individual pitch).

## **Business 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, the pitch or the park (or any part of the park) 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.

## **Pets**

16. You must not keep any pet or animal at the park home or on the pitch.
17. Nothing in rule 16 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**

18. You must only use fire point hoses in case of fire.
19. You must protect all external water pipes from potential frost damage from ground level upwards.

## **Vehicles and parking**

20. You must drive all vehicles on the park carefully and within the displayed speed limit.
21. You must not park your vehicle anywhere except in the permitted designated parking space allocated to your home.
22. You must not park on the internal service roads, grass verges, or on the plot.
23. Other than for delivering goods and services, you must not park or allow parking of:
  - a. Commercial vehicles with a weight exceeding 1.5 tonnes.
  - b. Pick-up trucks; or
  - c. Motorhomes.
24. 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.
25. You must not keep disused or un-roadworthy vehicles anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
26. You must not carry out major vehicle repairs involving dismantling of part(s) of the engine or works which involve the removal of oils and other fuels anywhere on the park.

## **Weapons**

27. You must not use guns, firearms or offensive weapons (including crossbows), on the park and you must only keep them if you hold an appropriate licence.