

# **SOUTHWAITE GREEN MILL PARK RULES**

## **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”, “us” 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.

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 [17th Dec 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.

## **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 a storage space.
2. You must not erect fences or other means of enclosure unless the fence is of a wood style (i.e. larch lap) and is no higher than 6ft and only placed at the rear of the home to ensure the open plan style at the front of the homes and you have obtained written approval (which will not be unreasonably withheld) so as to ensure we comply with the parks site licence and safety conditions.
3. You must not have external fires including incinerators. However you are at liberty to have barbecues.
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

## **Storage**

6. You must not have more than one storage shed on the pitch. Where you source the shed yourself the design, standard and size must be approved by us in writing (approval will not be unreasonably withheld or delayed). You must position the shed so as to comply with the Parks Site Licence and fire safety requirements.
7. You must ensure that any structure erected in the separation space between park homes is of non-combustible construction and positioned so as to comply with the Parks Site Licence.

## **Refuse**

8. You are responsible for the disposal of all household and recyclable waste which must be placed in the refuse bins which are positioned at the entrance to the Park and at various points for the recyclable material.
9. You must not deposit any waste or unroadworthy vehicles on any part of the Park (including any individual pitch). We reserve the right to remove any vehicle which is apparently abandoned.

## **Business Activities**

10. 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 pitch for storage of stock, plant, machinery or equipment used or last used for 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**

11. No person under the age of 55 years may reside in the park home,

## **Noise Nuisance**

12. You must not use musical instruments, all forms of recorded music players, radios or other similar appliances and motor vehicles so as to cause a nuisance to other occupiers between the hours of 10pm and 8am.

## **Pets**

13. You must not keep any pets or animals except the following
  - a. Not more than 2 dogs (other than any of the breeds subject to the dangerous Dogs Act 1991). You must keep any dog under proper control and you must not permit them to frighten other users of the park. You must keep any dog on a leash not exceeding 1 metre in length and must not allow them to foul on the Park.
14. A new homeowner may come onto the park with not more than 2 dogs and 1 cat (other than a dog of any breed 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 cat.
15. Nothing in 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**

16. Firefighting equipment must not be interfered with except in the case of an emergency.
17. It is the responsibility of homeowners to ensure all external water pipes are protected from potential frost damage

## **Vacant Pitches**

18. You must not have access to vacant pitches and must not disturb building materials and plant.

## **Vehicles**

19. You must drive vehicles on the Park carefully and within the displayed speed limit 10mph.
20. You must not park on the roads.
21. You must not park more than 2 vehicles on the Park and these must be parked in or on your allocated space (i.e. driveway).
22. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
  - a. Light commercial or light goods vehicles as described in the vehicle taxation legislation; and
  - b. Motorhomes and or touring caravans.

23. You must hold a current driving licence and be insured to drive any vehicle on the park. You must also ensure the vehicle you drive on the park is taxed in accordance with the requirements of the law and is in a roadworthy condition.
24. You must not carry out the following works or repairs on the park
  - a. Major vehicle repairs involving dismantling of parts of the engine
  - b. works which involve the removal of oil or other fuels.
25. If additional parking is required by visitors they may park in front of the mill building.

### **Fire Precautions**

26. You are recommended to have in your park home a fire extinguisher and fire blanket conforming to the relevant British Standard. It is also recommended for your safety that an Annual service of your boiler is carried out by a qualified person.

### **Weapons**

27. You must not use guns firearms or other offensive weapons (including crossbows) on the Park and you must 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**

28. 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.

### **Miscellaneous**

29. Washing lines are permitted but must be placed in a position which does not reasonably offend other occupiers
30. Trespass on to neighbouring land is prohibited.
31. The Park has a favourable location by the riverside where fishing is permitted within the site boundaries and with the appropriate licence but the park accepts no responsibility for the safety of persons fishing unless any damage or injury is caused by the park's own negligence or breach of duty.
32. The river must not be polluted in any way and no waste water or other waste must be deposited in it or allowed to run in to it.
33. Residents on the park are prohibited from interfering with the Site flora.