

## Park Rules for Greenacres Park, Plumpton, Penrith, CA11 9PB

### **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; and
- “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.

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 9<sup>th</sup> November 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.

### **Storage**

2. 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.
3. 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.

### **Business Activities**

4. 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 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.

### **Age of Occupants**

5. No person under the age of 55 years may reside in a park home.

### **Noise Nuisance**

6. 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 8.00am.

### **Pets**

7. You must not keep any pets or animals at the park home or on the pitch, except the following:
  - Not more than 1 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 1 metre in length and must not allow it to despoil the park.
  - Not more than 2 domestic cats. You must keep any cat under proper control and must not permit it to frighten other users of the park, or to despoil the park.
8. For the avoidance of doubt, you must not keep any non-domestic animals at the park home or on the pitch.

### **Note**

The express terms of a homeowner's agreement contain an undertaking on the part of the Homeowner not to allow anything which is or becomes a nuisance, inconvenience or disturbance to other occupiers at the park and this undertaking extends to the behaviour of pets and animals. A similar requirement not to cause a nuisance applies to tenants and, again, this includes the behaviour of pets and animals.

### **Note**

These rules do not have retrospective effect. If the keeping of the pet complied with the previous rules, an occupier will not be treated as being in breach when these rules take effect. However, when the pet dies or leaves, it can only be replaced if this would comply with these rules.

9. Nothing in rule 7 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**

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

### **Vehicles and parking**

11. You must drive all vehicles on the park carefully and within the displayed speed limit.
12. You must not park on the roads or grass verges.

### **External Decoration**

13. 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.