

## Tye Court, Magna Mile, LUDFORD, LN8 6AB

### **PARK RULES**

The following rules of occupation are for the good management of Park Home Establishments and the benefit of all who use them. The park rules form part of and should be read with the Agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983, as amended & lodged with the Local Authority.

#### In these rules:

- "Owner Occupiers" means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983 applies or under a lease for life agreement;
- "Plot/Pitch" means the individual plot on which a park home is situated or may be situated in the future.

### 1 General

1. No person under the age of 45 may reside in a park home.
2. The park home may be used by the Owner Occupier and members of his permanent household and bona fide guests only (and in any event for the occupation of such number of persons as shall not exceed the specified number of berths).
3. Park home units shall not be sublet, hired out, nor rented to paying guests.
4. Everyone using the park is required to comply with the regulations of the Site Licence.
5. Owner Occupiers are at liberty to work individually from home by carrying out office work which does not create a nuisance to other occupiers, but not so as to involve other staff or workers using the park home. Other business activities, commercial enterprises, including storage of stock, plant, machinery or equipment may not be carried out on the park or home.
6. Communal areas should not be littered in any way.

### 2 Plot/Pitch Alteration, Condition and Maintenance

1. The park home at all times complies with the statutory definition of a 'mobile home' set out in the Mobile Homes Act 1983 (or any definition that may subsequently amend or supersede it)
2. The park Home must be insured with an organisation that is registered with the financial conduct Authority against loss or damage by fire and liabilities to other people and property. You must produce a copy of the insurance policy to the park owner upon request.
3. Park homes must be kept in clean and tidy condition; external decoration, appearance and colour must be approved by the Park Owner, in keeping with the surrounding homes, which will not be unreasonably withheld. No external alteration of, or addition to the park home or plot/pitch is permitted without the prior written approval of the Park Owner, which will not be unreasonably withheld.
4. The Owner Occupier is responsible for the cleanliness of the plot/pitch. he/she must keep the area underneath the park home clear and free from combustible items.
5. Owner Occupiers are responsible for ensuring that electrical, water and gas installations and appliances comply at all times with the requirements of the relevant Regulative body or other appropriate Authorities.
6. The Owner Occupier must not permit waste water to be discharged onto the ground.

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7. The Owner Occupier is responsible for ensuring that all household refuse is deposited in approved Local Authority containers which must not be over filled and must be placed in the approved position for regular collection on the Local Authority collection days. At all other times, refuse bins must be kept on the Owner Occupiers plot/pitch and out of sight from the road.
8. Porches, green houses, storage sheds, fuel bunkers or other structures are only permitted with the approval of the Park Owner, which will not be unreasonably withheld, and where permitted must be of a design, size and standard approved by the Park Owner and Local Authority.
9. Private gardens must be kept neat and tidy and no fences/metal post spikes for the erection of fences or other means of enclosure shall be allowed without the approval of the Park Owner, which will not be unreasonably withheld.
10. Trees, Hedges, shrubs and bushes on the plot/pitch are the responsibility of the Owner Occupier to maintain unless a specific agreement is in place not exceed 1.8 meters & maintain and keep in good order, in writing with the Park Owner.
11. Washing lines are to be screened from public view.
12. TV aerials or satellite dishes should be erected in a position which will give the Owner Occupier a good signal, having due regard to the surrounding trees, preferably to the rear of the home or garage so as to maintain the street scene of the park.
13. No outside contractors, or Owner Occupiers to carry out external work on the plot/pitch or home without prior written approval from the Park Owner. This is to ensure that the appropriate public liability insurance is in place, underground infrastructure is not damaged and Site Licence conditions are adhered to. Such approval will not be unreasonably withheld.
14. The area between the park road and the park home must be kept as turf. Shingle is not allowed. This rule is to maintain the character and street scene of the park and its surroundings.

### 3 Conduct/safety

1. The Owner Occupier is responsible for the behaviour and actions of his/her visitors and/or bona fide guests, including children.
2. Children are not allowed to play any games on any communal area, roadways, neighbouring properties or vacant plots/pitches & must be supervised at all times by an adult.
3. Motor vehicles, musical instruments, CD players, radios and other appliances must not be used to cause nuisance to others, especially between the hours of 10.00 pm and 0800 am.
4. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as storage space.
5. Guns, explosives, firearms or offensive weapons of any description shall not be used on the park. Guns may only be kept with a valid license from the Police and/or relevant authority and stored in accordance with UK Law.
6. You must not keep inflammable substances on the park or garages except in quantities reasonable for domestic use.
7. You must not keep explosive substances on the park.
8. You must not have external fires (burning of waste products) including incinerators. However you are at liberty to have Barbeques and patio heaters.
9. You must not meddle with any service installations outside of your Park Home allocated area.
10. You must ensure that all gas and electrical installations and appliances within the park Home are safe and meet statutory requirements.

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### **4 Vehicles and Parking**

1. A maximum of two cars may be kept by the Owner Occupier on the Owner Occupiers parking bay/garage that has been allocated to your pitch by the park owners
2. Cars are not allowed to be parked on the road.
3. All vehicles must be taxed, MOT'd and insured, in accordance with the DVLA and UK Law.
4. All drivers must hold a current driving license and insurance.
5. You must drive all vehicles on the park carefully and not exceed the limit of 10mph
6. Visitors must only park on the owner occupiers bay/garage that has been allocated to their pitch by the park owners
7. Storage of boats, touring caravans, motor homes, trailers are not permitted on the park.
8. You must not park or allow parking of commercial vehicles of any sort, on the park (other than for the delivery of goods and services, and daytime visitors).
9. Disused/unroadworthy /Abandoned vehicles will be removed from the park. The park Owner reserves the right to remove any vehicle and the cost of removal will be re-charged to the Owner Occupier.
10. Vehicle servicing or major repairs must not be carried out on the park

### **5 Pets and Livestock**

1. A maximum of two domestic animals can be kept at the park home.
2. Dogs must not be of a breed subject to the Dangerous Dogs Act 1991.
3. Dogs must be kept on a lead at all times in the communal areas of the park, and dogs must not be allowed to foul the communal areas.
4. Cats must be neutered and proof of such lodged with the park owner
5. Budgerigars/canaries housed in a cage, goldfish in an aquarium
6. Owner Occupiers will be held responsible for the actions of their pets and not cause disturbance or nuisance to other occupiers.
7. No livestock is allowed to be kept on the park.