

PARK RULES FOR ELMS PARK

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
- “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.

With one exception the rules also apply to any occupiers of park homes who rent their home. The only rule which does not apply to occupiers who rent their home is rule 4 about the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

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 15 January 2015; 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.

Mobile Home

1. The mobile home must be your only or main residence. It must not be hired and accommodation must not be rented to paying guests (i.e. no subletting or lodgers).
2. The mobile home must comply 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).
3. The mobile home should be maintained at all times in a condition whereby it is capable of being moved from one pitch on the site to another.
4. Homeowners must maintain the outside of their mobile home in a clean and tidy condition. When decorating the outside of your home please be mindful of your neighbours and listen to their views.

Condition of the Pitch

5. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
6. You must not erect fences or other means of enclosure unless they comply with the site licence conditions (i.e. fences and hedges should be a maximum of two meters high). You must position fences and any other means of enclosure so as to comply with the park’s site licence conditions and fire safety requirements.
7. Fences, hedges, outbuildings, footpaths, decking, handrails and steps must be kept in a good and safe state of repair and condition.

8. Gardens must be kept neat and tidy.

9. You must, at your own expense carry out all works in respect of the mobile home, including all fences and outbuildings belonging to or enjoyed with the mobile home, which are required in order to comply with the requirements of any statute, government department, local authority or appropriate judicial body.

10. You must not, without our prior written consent (which will not unreasonably be withheld), carry out any improvements to the pitch. This includes, but is not limited to:

(a) The erection of any extensions, conservatories, porches, sheds, garages, outbuildings, fences or other structures.

(b) Paving, decking or hard landscaping, including the formation of a pond.

(c) Planting, felling, lopping, topping or pruning of any trees some of which may have tree protection orders.

11. You must not have external fires, including incinerators. This rule does not prevent you from using a domestic barbecue provided that in doing so you do not cause a nuisance to other occupiers.

12. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.

13. You must not keep explosive substances on the park.

Storage

14. You must not have more than two storage sheds on the pitch. 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(s) so as to comply with the park's site licence and fire safety requirements. The combined footprint of the shed(s) shall not exceed 5.95 m². For example, an 8' by 8' shed (64 ft², 5.95 m²) or two 8' by 4' sheds (32 ft², 2.97 m²).

We are unlikely to give permission for sheds which are made of combustible materials such as wood. If you currently have a wooden shed you may retain it, but will only be permitted to replace it with a non-combustible equivalent.

15. Other storage receptacles are only permitted with our approval and where permitted must be of a design and size approved by us. Receptacles for the storage of domestic waste pending collection by the local authority are permitted. Please see the Site Licence Conditions for guidance regarding the storage of gas and oil.

Refuse

16. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. You must not overfill containers and must place them in the approved position for the local authority collections.

17. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual pitch).

Business Activities

18. 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 store any stock, plant, machinery or equipment used or last used for any business purpose so that it is visible to occupiers of adjoining homes or from the road or pavement.

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.

Age of Occupants

19. No person aged under 50 may reside in a home with the exception of:

- (a) One person aged over 18 who is your partner or companion; and/or
- (b) Any family member or friend, who may reside with you on a temporary basis for a single period not exceeding six months, provided they do not then return to reside in your home within two years of leaving.

For the avoidance of doubt this means that all homeowners must be aged 50 or over and no children may reside in a home other than on a temporary basis under sub-clause (b). However, your right to have visitors is not affected by this rule.

Additionally, if you die nothing in this rule shall prevent from inheriting the home and continuing to live in it any spouse or family member (as defined by the Mobile Homes Act 1983) who resides with you on your death, other than on a temporary basis under sub-clause (b).

Noise Nuisance

21. 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

22. You must not keep more than five cats. You must not keep dogs or any other animal apart from those which are housed in a cage, aquarium or similar and which must remain at all times within your home or pitch.

Please note that under the express terms of your agreement you undertook not to allow anything which is, or becomes, a nuisance, inconvenience or disturbance to other occupiers of the park. This undertaking extends to the behaviour of pets and animals.

Nothing in rule 22 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

23. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.

24. You must only use fire-fighting equipment in case of fire.

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

Vehicles and parking

26. You must drive all vehicles on the park carefully and within the displayed speed limit. The one-way system must be observed, except when the road is obstructed.

27. You must not park more than two vehicles on the park, space permitting. Please note that we are only required to provide one car parking space per pitch. You may be obliged to park any second vehicle and any vehicle belonging to visitors off the park. Parking spaces are assigned by us and are not transferable.

28. You must not park on the roads or grass verges. You must not park anywhere except in the permitted parking spaces.

29. Other than for delivering goods and services, you must not park or allow parking of any vehicle whose length exceeds 4.6 meters OR whose width exceeds 1.85 meters OR whose height exceeds 1.85 meters. This rule does not apply to vehicles which are on park business.

30. You must hold a current driving licence and be insured to drive your 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.

31. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is abandoned.

32. You must not carry out the following works or repairs on the park:
(a) major vehicles repairs involving dismantling of part(s) of the engine
(b) works which involve the removal of oil or other fuels.

Weapons

33. You must not use or display guns, firearms and offensive weapons (including crossbows) on the park and you may 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.