

PARK RULES



Preface

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 in which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983, as amended.

Your Mobile Home

No person under the age of 50 years may reside in the park home, with the exception of the park owner and their family and the park manager and his family.

1. You may only use your mobile home for yourself and members of your permanent household and bona fide guests (and in any event for the permanent occupation of such number of persons as shall not exceed the specified number of berths).

2. You are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the Institution of Electrical Engineers and/or other appropriate authorities. You are responsible for all services from the meters and in the case of water from the internal stopcock (usually under the sink).

3. You must not remove Mobile Home wheels nor reposition the home without permission from the park owner.

4. You must for reasons of ventilation and safety keep the underneath of your home uncluttered and only non-combustible material may be stored.

5. You must not carry out any commercial enterprise or business activities on the park without the prior permission of the park owner.

6. You must not use your 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 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.

7. You are responsible for the cleanliness of your pitch and 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 dramatically depart from the original colour-scheme.

8. You must keep your private garden, where permitted, neat and tidy. The planting of trees and shrubs is subject to the park owner's prior approval of types and position. Trees and shrubs may not be cut down, removed or damaged and gardens will be left intact when the occupier vacates the pitch. At no time must garden refuse be deposited on the site. Any garden that is not kept neat and tidy the park owner reserves the right to employ an outside contractor to do the work which will be chargeable to the occupier.

9. Substantial landscaping must be approved by the park owner to ensure that there are no services beneath. Any damage to services will be paid for by the occupier.

10. You must not permit waste water to be discharged onto the ground. Reasonable use of hose pipes for watering gardens is acceptable but should not be abused.

11. You must not interfere with or disturb any flora or fauna on the park.

12. You must use only rotary clothes lines and these should be removed or covered when not in use.

13. You must not erect fences or other means of enclosure unless you have obtained the park owners approval (which will not be unreasonably withheld). 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.

14. Everyone using the park is required to comply with the regulations of the site licence, water authority or any other statutory authority

15. The occupier is responsible for the conduct of children in his/her custody and of visitors.

16. You must not have external fires, including incinerators.

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

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

Storage

19. You must ensure that storage sheds on the pitch are positioned so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed 6' x 8'. Where you source the shed yourself the design, standard and size of the shed must be approved by the park owner in writing (approval will not be withheld unreasonably).

20. You must ensure that any structure erected in the separation space between homes is of non-combustible construction and positioned so as to comply with the park's licence conditions and fire safety requirements.

Refuse

21. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service.

22. You must not deposit any waste or unroadworthy vehicles on any part of the park (including any individual pitch).

Noise Nuisance

23. 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 11.00pm and 8.00am.

Pets

You must not keep any pets or animals except the following:

24. You may only have one dog (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991). You must keep any dog under proper control and you must not permit it to frighten other users of the park.

25. You must keep any dog on a leash and must not allow it to despoil the park. Dogs are not permitted to be walked on any grass around the park and must be exercised off site. Any fouling on an occupiers plot must be cleaned up and regularly hosed down.

26. You must not keep more than one domestic cat. 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.

27. You may keep pet birds and small pets (ie hamsters etc) under proper conditions and with the appropriate cages.

28. A new homeowner may come onto the park with no more than two dogs or cats (other than a dog of any of the breeds 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 second pet or acquire another pet.

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.

Water

29. Where water is not separately metered at the park home or not separately charged you must not use hoses for washing cars or hard surfaces, except for hygienic purposes and in case of fire.

30. You must protect external water pipes fixed to the exterior of the home from potential frost damage.

Vacant Pitches

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

Vehicles and parking

32. You must drive all vehicles on the park carefully and within the 5mph speed limit.

33. You must not park more than two vehicles on the park and visitors should use the main car parking area.

34. You must not park on the roads or grass verges.

35. You must not park anywhere except in the permitted parking spaces.

36. You must not park commercial vehicles of any sort, including light commercial or light goods vehicles as described in the vehicle taxation legislation on the park, with the exception of commercial vehicles operated by the park owner and their family and the park manager, without the prior written approval of the park owner.

37. 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.

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

39. You must not carry out the following works or repairs on the park:

- a. major vehicle repairs involving dismantling of part(s) of the engine
- b. works which involve the removal of oil or other fuels.

Weapons

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

Sewage

41. Falcon Park has a private sewerage processing plant the following conditions must be observed:

- (a) You must not put anything other than toilet paper down the WC. This includes the moist toilet tissues.
- (b) You must keep to a minimum the use of bleach and biological washing powders.
- (c) You must not discharge Condensing boilers into the sewerage system.
- (d) You must not discharge rainwater pipes into the sewerage system.