

PARK RULES FOR SUNCREST PARK

Preface

In these rules:

- "occupier" means any homeowner who occupies a park home, under an Agreement to which the Mobile Homes Act 1983 (as amended) 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 [DATE to be confirmed]; 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.

These rules also apply (for as long as they live on the park) to the park owner, the owner's family and any employees with the exception of the following rules 8, 11, 12, 13, 15, 16, 19, 20, 21.

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/trees/shrubs or other means of enclosure unless you have obtained our approval in writing (which will not be unreasonably withheld or delayed). This is because of fire safety requirements. 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.
3. For fire safety reasons you must not have external fires, including incinerators.
4. For fire safety reasons you must not keep flammable substances on the park except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park.
6. You cannot reposition your home. Any alteration to the Pitch must have park owner approval (which will not be withheld or delayed unreasonably).
7. Washing / rotary lines, T.V. aerials, satellite dishes, dustbins, C.B. aerials etc must be reasonably screened from public view and not cause a nuisance to others.

Storage

8. You must not have more than one storage shed on the pitch. Where you source the shed yourself the design, standard, position 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. The footprint of the shed shall not exceed 6 x 4 foot.
9. 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.

Refuse

10. 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 and on approved council collection dates.

Business Activities

11. 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 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

12. No person under the age of 50 (fifty) years may reside in a park home.

Usage

13. You must ensure that visitors do not stay for longer than 6 (six) weeks within any year.

Nuisance

14. 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. There is an undertaking on the part of the homeowner not to allow

anything which is, or becomes a nuisance, annoyance, inconvenience or disturbance to the owner or other occupiers of the Park. This undertaking covers the behaviour of all resident occupiers. Occupiers are responsible for all their visitors including children, young adults and pets.

Pets

15. You must not keep any pet or animal at the park home or on the pitch, except the following: one/two budgies and/or 1 fish tank which must, at all times, remain within the home.

Nothing in the 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. Where water is not separately metered at a park home or not separately charged you must not use park taps or hoses except in the case of fire.
17. You must protect all external water pipes from potential frost damage.

Vehicles and parking

18. You must drive all vehicles on the park carefully and within the displayed speed limit of 10 m.p.h.
19. You must not park more than one vehicle on the park.
20. You must not park on the roads or grass verges.
21. You must not park anywhere except in the named parking space allocated to your home.
22. Other than for delivering goods and services, you must not park or allow parking of any:
 - light commercial or light goods vehicles as described in the vehicle taxation legislation and
 - vehicles intended for domestic use but derived from or adapted from such a commercial vehicle
 - vehicles such as motorhomes, touring caravans, boats etc
23. 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.

24. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
25. 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

26. You must not use or display guns, firearms and offensive weapons (including crossbows) on the park and you must only keep them on the pitch or in your home if you hold an appropriate licence and they are securely stored in accordance with that licence.

External Decoration

27. Homeowners must maintain the outside of their park home and gardens 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 and covering.

Vacation

28. If you vacate the park home for any length of time, you must ensure that stopcocks are turned off and water systems drained. Failure to comply may result in an account for damage and repair.
29. Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.

Solid Fuel

30. Where solid fuel is used, it must be of a smokeless type.

Fireworks/bonfires

31. Due to the proximity of Homes and the flammability of felt roofs on some Homes, bonfires, incinerators and fireworks are prohibited on Park.

Playing on the road

32. No playing on the Park roads is permitted. This includes, but is not limited to, ball games, cycling, skateboarding and roller skating.

Visitors Car Parking

33. You must ensure that your visitors use the car park in a manner that is deemed reasonable for the use of all.
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