

MILL FARM, PAGHAM

PARK HOME RULES

MILL FARM PARK SITE RULES

(MILL FARM, PAGHAM ROAD, PAGHAM, NEAR BOGNOR
REGIS, WEST SUSSEX, PO21 3PZ)

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 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 Home Act 1983, as amended.

With one exception the rules also apply to occupiers of park homes who rent their home.

The only rule which does not apply to occupiers who rent their home is the rule 25 about the colour of the exterior of the home, as someone renting 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 a 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, in regard to their residential occupation of the park, to the park owner and any employees (for as long as they live on the park), with the exception of the following rules – rule 14, 22 & 23.

Condition of the Park Home.

1. Park homes must be kept in a sound and clean condition. It is a requirement of the Mill Farm Estate site licence that you must seek the local authority’s consent in writing before carrying out most external alterations of, or additions to, the park home or pitch. You must ensure that you have complied with this condition before carrying out any such works.

2. Occupiers are responsible for ensuring that all electrical, water and gas installations and appliances (except for those which we are responsible for) comply at all times

with the requirements of the appropriate legislation. The occupier shall, not less than once in every year, arrange for all heating appliances to be inspected by a competent heating engineer, and shall carry out such repairs as may be found to be necessary on such inspection. The occupier shall obtain from such heating engineer a Certificate of Inspection that the heating installation is safe and in good working order and shall produce such Certificate to the park owner on request.

Condition of the Pitch.

3. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.

4. You must not erect fences or other means of enclosure unless you have obtained our prior written approval and that of the council as to position, height and materials used. 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.

5. You must not have external fires, including incinerators. Barbecues are permitted provided that purpose-designed equipment is used.

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

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

Storage.

8. You must not have more than one shed on the pitch. Where you source the shed yourself the design, materials, standard and size of the shed must be approved by us and by the council in writing. 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 4 square metres.

9. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 8 or the receptacle for the storage of domestic waste pending collection by the Council. However, an additional structure of an appropriate size specifically to accommodate a mobility scooter is acceptable.

10. 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.

11. 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.

12. 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.

13. 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.

14. Persons under the age of 40 years are not allowed as an occupier or resident as the park is not intended to cater for younger people.

Nuisance.

15. Musical instruments, radios, televisions, all forms of recorded music players and other similar appliances must not be used in a way which causes nuisance to others, especially between 11pm and 8am. Grass cutting and trimming equipment and noisy power tools must not be used on Sundays after 1pm.

Pets.

16. You must not keep any pets or animals except the following;

- Not more than 2 dogs (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 1m 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.
- Not more than 2 budgerigars which you must keep in a cage within the park home.
- Fish, which may be kept in a small pond in the garden of the park home and/or an aquarium inside the home.

17. Nothing in rule 16 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.

Vehicles and parking.

18. All vehicles must be driven carefully on the park, not exceeding the speed limit of 10mph. Vehicles must only be parked in authorised parking spaces. Roadways must not be obstructed. Parking on roads is forbidden at all times, with the exception of loading and unloading.

19. Vehicles must be taxed and insured as required by law, and drivers must hold a current driving licence and insurance. Disused and unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

20. Driveway entrances must be kept clear. If no authorised parking spaces are available, the manager should be consulted.

21. No repairs to motor vehicles, save for minor repairs to any mechanically propelled vehicle will be permitted and only in respect of those vehicles which are the property of residents on the park, and then only in case of emergency or for minor running repairs.

22. In view of the limited parking facilities, only one car space per home is permitted on the park, except where two car spaces are specifically permitted in the site licence conditions in relation to specific pitches. No caravans, boats or trailers are to be brought onto the park. Motor homes may be brought in for the purpose of loading or unloading and may be parked overnight (subject to available space) immediately before or after being used for a holiday trip.

23. Other than for delivering goods and services, you must not park or allow the parking of commercial vehicles of any sort on the park, including:

- 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.

Weapons.

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

External Decoration.

25. Homeowners must maintain the outside of their park home in a clean and tidy condition, and in good decorative order. Where the exterior is repainted, homeowners must use reasonable endeavours to match the original exterior colour-scheme as closely as practicable.

Washing Lines.

26. Washing lines are to be reasonably screened from public view and are to be of the rotary type only.

Conduct.

27. The occupier is responsible for the conduct of visitors and pets in his/her custody. Children are prohibited from playing on roadways.

Trees.

28. Trees must not be damaged. Trees and/or large shrubs may only be planted with the written approval of the site owner as to types and position. Consent will not be unreasonable withheld or delayed.

Satellite Dishes and Television Antennae.

29. Satellite dishes and television antennae should be fixed to the skirting of the park home or the garden shed where it is feasible to do so. Where this is not feasible, then you should make reasonable endeavours to ensure they are screened from public view.