
PARK RULES FOR LONGACRE 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.

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 9 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.

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. Barbecues, Bonfires and incinerators are not allowed on the Pitch.
3. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
4. You must not keep explosive substances on the park.
5. Trees and large shrubs must not be planted in the separation area between the homes as they may breach the Park’s Site Licence Conditions and Fire Safety Regulations. Gardens must be kept neat and tidy and dog owners must ensure the garden is kept free of dog waste. Fences must not exceed 1 metre in height and if replaced must be of a similar type to that being replaced.

Storage

6. 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 parks' site licence conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home. The footprint of the shed must not exceed 8'x6'.
7. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service.

Business Activities

8. The park home, the pitch or the park must not be used 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 'homework' 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

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

Noise Nuisance

10. Musical instruments, all forms of recorded music players, radios and all similar appliances must not be used so as to cause a nuisance to other occupiers, especially between the hours of 10.30 pm and 8.00 am.

Pets

11. You must not keep any pets or animals except the following:
 - Not more than one dog (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 on a leash in the public areas of the park. You must not allow it to despoil the park.

NOTE

These rules do not have retrospective effect. If the keeping of the pet complied with the previous rules, an occupier will not be treated as being in breach when these rules take effect. However, when the pet dies or leaves it can only be replaced if this would comply with these rules.

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. A similar requirement not to cause a nuisance applies to tenants and again this includes the behaviour of pets and animals.

12. Nothing in rule 11 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

13. You must protect all external water pipes from potential frost damage and report any leaks to the Park Owner.
14. Water is not separately metered at the park home and not separately charged therefore the use of garden hoses must be minimal.

Vehicles and Parking

15. You must not park more than one vehicle on the park which must be parked in the numbered space allocated to your home. Where spaces for a second vehicle are available they may be allocated on a 'first come- first served basis'.
16. All vehicles must be driven carefully on the park and within the displayed speed limit.
17. Commercial vehicles, or vehicles adapted from a commercial vehicle, motor homes, touring caravans and trailers cannot be kept in the parking area.
18. You must hold a current driving licence and be insured to drive your vehicle. You must ensure that any vehicle you drive on the park is taxed in accordance with the requirements of law and is in a roadworthy condition.
19. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
20. 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 fuel

External Decoration

21. Homeowners must maintain the outside of their park home in a clean and tidy condition. When the exterior is repainted or recovered homeowners wishing to change the colour must use pale and pastel shades only.

Weapons

22. 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.

Signed..... 

Dated..... 14/12/14.....