

Park Rules for The Paddock Mobile Home Park

Preface

In these rules:

- "occupier" means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983
- "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. These rules form part of the Agreement by which you occupy your 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]; 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 Park Home:

1. Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or re-covered homeowners must use reasonable endeavours not to depart from the original exterior colour-scheme.
2. Where external contractors are to be employed to carry out any work to the home or pitch you should ensure that they are competent to do the work proposed by you in and have suitable public liability insurance.

Condition of the Pitch:

3. For reasons of ventilation and safety you must keep the underneath of each home clear and not use it as a storage space.
4. You must not make any improvements to the pitch unless you have obtained our prior written approval (which will not be withheld or delayed unreasonably).
5. External fires, including incinerators, are not allowed.
6. You must not keep any inflammable or explosive substances on the park except in quantities reasonable for domestic use.
7. All types of fuel storage, protection and screening must be approved in writing (which will not be withheld or delayed unreasonably) by the park owner before purchase or construction and be capable of removal by the park home owner on vacation pitch.

Sheds, Porches, Etc.:

8. You must not have more than one storage shed on the pitch. Where you source the shed yourself the design, size and standard of the shed must be approved by the park owner, in writing (which will not be withheld or delayed unreasonably). You must position any shed so as to comply with the park's site licence conditions and fire safety requirements.
9. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 8 and any receptacle for the storage of domestic waste pending collection by the local authority.

Waste

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.
11. 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).

Commercial Activities:

12. 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 or the public calling at the park home or the park.

Occupants and Visitors

13. No person under the age of 16 may reside in a park home.
14. You are responsible at all times for the conduct of any visitors.
15. Play is not permitted around any public buildings, on the car park or in the area of the entrance to the park.

Pets:

16. You must not keep any pets or animals except the following:
 - a. Not more than 3 domestic cats. You must keep any cat under proper control and must not permit it to frighten other users of the park, or to spoil the park.
 - b. Not more than 2 caged birds which you must keep within the park home.

17. Visiting dogs must be kept on leads at all times.

18. 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:

19. All vehicles must be driven carefully on the park and not exceed 5mph.

20. Parking is not permitted on the roads or grass verges.

21. Other than for the purpose of loading and unloading you must not park on The Drive.

22. You must not park anywhere except in the authorised parking area.

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

24. No major repairs may be permitted on the park owner's land. Motor oils and other fuels of that nature must not be discharged into the drains or onto the road or car park.

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

- a. Light commercial or light goods vehicles as described in the vehicle taxation legislation; and
- b. Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.

26. You must not park more than one car vehicle per park home on the park.

Weapons

27. 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.