

# Avon View Park Homes

## Park Rules

These rules are in place to ensure acceptable standards are maintained on Avon View Park Homes, 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.

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.

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 10<sup>th</sup> 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.

These rules also apply (if and for so long as they live on the Park) to the park owner and any employees, with the exception of rule 15.

### 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.
3. ‘For sale’ boards can be placed in windows, attached to the home or placed on the pitch provided they don’t penetrate the ground. This is to avoid damage to underground cables and pipework.
4. You must not carry out any building works to the pitch or ground works to the pitch unless you have obtained our approval in writing (which will not be withheld or delayed unreasonably). You must not carry out any building works or ground works to the mobile home base.
5. Trees and large shrubs must not be allowed to grow more than 6ft on your pitch to avoid light being blocked to a neighbour’s pitch and to avoid roots causing damage (e.g. to underground pipework and mobile home bases).
6. You must not have external fires, including barbeques and incinerators.
7. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
8. You must not keep explosive substances on the park.

### **Storage**

9. You must not have more than 2 storage sheds on your pitch. The sheds must be of a design, standard 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.

10. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 9 and any receptacle for the storage of domestic waste pending collection by the local authority.

11. 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**

12. 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.

13. 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**

14. 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**

15. No person under the age of 50 years may reside in a park home.

### **Noise Nuisance**

16. 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.

### **Pets**

17. You must not keep any pets or animals except the following:- not more than 1 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. However, nothing in this rule 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.

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, electricity and gas**

18. You must not interfere with any electrical or water installations on the Park.

19. Water is not separately metered at Avon View Park Homes and so the use of hose pipes is not permitted.
20. You must protect all external water pipes from potential frost damage.
21. You must not permit mains or waste water to discharge on the ground nor permit any matter which is likely to cause blockage or damage into toilets or drains.
22. You are responsible for ensuring the electrical and gas installations and appliances in your home comply at all times with the requirements of the appropriate authorities.

### **Vehicles and parking**

23. You must drive all vehicles on the park carefully and within the displayed speed limit.
24. You must not park more than 1 vehicle on the park. You must not park anywhere except in the parking space allocated to your home. You must not park on the roads or grass verges. Visitors must park in the visitor's car park.
25. You must not park lorries, vans, motor homes or caravans on the park. Other than for delivering goods and services, you must not park or allow 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.
26. 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.
27. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
28. 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 fuels.

### **Weapons**

29. 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.

### **External Decoration**

30. Homeowners must maintain the outside of their park home 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.

### **Vacant Pitches**

31. Access is not permitted to vacant pitches. Building materials, equipment and/or plant must be left undisturbed.

### **Boundary of the Park**

32. Hedges on the boundary of Avon View Park Homes must not be interfered with and Homeowners must not make alternative entrances to the park.