

FOREST HOUSE PARK HOMES

SITE RULES

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.

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

The only rule which does not apply to occupiers who rent their home is rule 2 about the colour of the exterior of the home, as someone renting their home 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 [*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 so long as they live on the park) to the park owner and any employees, with the exception of the following rules [XX].

PLOT:

1. You must ensure that the mobile home at all times complies with the statutory definition of a “mobile home” set out in the Mobile Homes Act 1983 (or any definition that may subsequently amend or supersede it).
2. 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.
3. Wheels must not be removed, nor the mobile home re-positioned without permission.

4. No external alteration of, or addition to, the pitch is permitted without our prior written permission (which will not be withheld or delayed unreasonably).

INSTALLATIONS:

5. Occupiers are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the Institution of Electrical Engineers and/or other appropriate authorities. Any permanent electrical connection between Mobile Home and outside building must be at least 18 inches/half a meter underground and covered in armour plating.
6. You must protect all external water pipes from potential frost damage.

WASTE WATER:

7. The occupier must not permit waste water to be discharged on to the ground.
8. The Regulations of the Local Water Authority must be observed.

Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.

9.

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.
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) or any other land we own.

NOISE:

12. Musical instruments, record player, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30pm 8.00am.

VEHICLES:

13. All vehicles must be driven carefully in the Park not exceeding the speed limit of 5 mph.
14. Vehicles must be taxed and insured as required by law, and drivers must hold a current driving licence and insurance.
15. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:

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

With the exception of commercial vehicles operated by the park owner, employees and their families.

16. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
17. Other than for the purpose of loading and unloading you must not park on the roads.
18. You must not park more than one vehicle on the park save where space is available you may park an additional vehicle on the park at a charge.
19. Other than for the purpose of loading and unloading you must not park or allow parking of motorhomes, trailers or touring caravans on the park.
20. You must ensure visitors park their cars in the visitor car park spaces.

OUTBUILDINGS:

21. Storage sheds or other structures are only permitted with our written approval (which will not be withheld or delayed unreasonably).

GARDENS:

22. The planting of trees and shrubs is subject to our prior written approval of types and position (which will not be withheld or delayed unreasonably).
23. Trees and shrubs may not be cut down, removed or damaged and gardens will be left intact when the occupier vacates the plot.

WASHING:

24. Rotary washing lines only are permitted and must be reasonably screened from public view.

PETS:

25. You must not keep any pets or animals except the following:
 - i. Not more than one dog (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all).
 - ii. Not more than one domestic cat.
26. Proper fencing arrangements which have obtained our prior written approval (which will not be withheld or delayed), must be provided on the pitch for any pets or animals.
27. Dogs must, at all times, be kept on a leash while in the confines of the site and must be exercised off site.
28. Dogs must be discouraged from barking so as not to disturb other occupiers.
29. Any fouling of the site anywhere by pets to be cleared by the owners of the dog or cat immediately.
30. You must keep all pets under proper control and you must not permit it to frighten other users of the park.

VISITORS:

31. The occupier is responsible for the conduct of children in their custody and of visitors.

32. You must not permit children to play on site.

OFFENSIVE

WEAPONS:

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.

33.

VACANT PLOTS:

34. Access is not permitted to vacant plots. Building materials or other plant must be left undisturbed.

COMPLIANCE:

35. Everyone using the Park is required to comply with the regulations of the Site Licence, Water Authority or any other Statutory or local Authority.

BUSINESS

ACTIVITIES:

36. 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.

TENANCY:

No plot or Mobile Home may be sub-let.

37.

TENTS:

38. No tents are permitted.

FIRES:

You must not have external fires, including incinerators. However you are at liberty to have a barbecue providing it is properly supervised at all times.

39.

FIRE

PRECAUTIONS:

40. You must ensure a suitable fire extinguisher is installed within the park home.

41. You must not interfere with fire points and appliances except in case of a fire.