

PARK RULES FOR FLAUDEN 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.

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 32 about the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

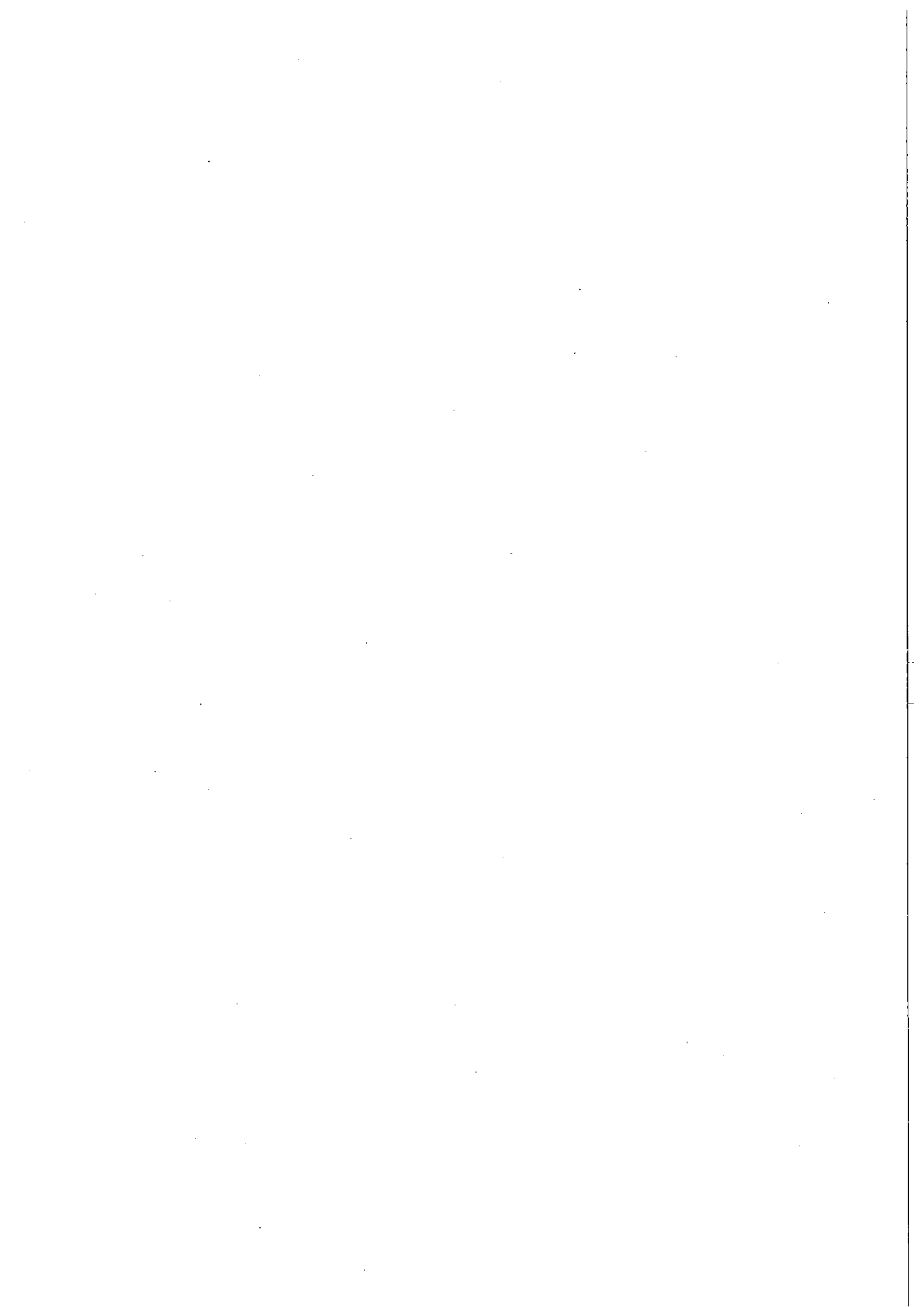
None of these rules is to have retrospective effect. Accordingly:

- they are to apply only from the date on which they take effect, which is 21st November 2014 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 16 & 18.

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 or other means of enclosure without having obtained the owners approval in writing for position, type, and size (which will not be unreasonably withheld or delayed). The height should be only to a maximum of 1 metre high between adjacent Homes (as per our Site Licence requirement). 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.
3. You must not have external fires, including incinerators, except small personal BBQs.
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use and stored safely.
5. You must not keep explosive substances on the park.



6. 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.

7. Television aerials, satellite dishes or other structures, including rotary clothes lines, must be of a design, size and position approved by the Owners.

Gardens

8. Gardens should be kept in a clean and tidy condition and the growth of trees, shrubs, and hedges kept regularly trimmed back and especially they should not be permitted to cause a fire hazard. Grass should be regularly cut, including verges. The planting of trees and shrubs is subject to the Owners prior approval of types and position.

9. The frontage of the home to the road should be open-plan without fencing, hedging or shrubs, except where it has been specifically permitted due to the layout of the Park.

This is for two main reasons:

- (a) To maintain a spacious appearance to the park, and
- (b) To enable the park owners to site or move homes around the park with minimum disturbance to residents' property.

Storage

10. You must not have more than one storage shed on the pitch. Where you source the shed yourself, the 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. The footprint of the shed shall not exceed 3m².

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

12. 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

Where waste is collected by the local authority

13. 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.

14. 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

15. 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

16. No person under the age of 21 years may reside in a park home, *with the exception of the park owner and their family, the park warden etc.*

Noise Nuisance

17. 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

18. You must not keep any pet or animal at the park home or on the pitch except the following:

Those which are housed in a cage, aquarium or similar and remain at all times within your home.

One dog but 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 you must not permit it to frighten other users of the parks. When not in your home or garden you must keep any dog on a leash not exceeding 1 m in length and must not allow it to despoil the park or enter other resident's garden.

Not more than ONE 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 or other resident's gardens.

Not more than two budgerigar(s) or similar bird which you must keep within the park home.

Note

The express terms of a homeowner's written agreement contain an undertaking on the part of the homeowner not to allow anything which is or become 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.

Water

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

Note of Variation

This rule is not applied at present but should it become a problem then the rule would have to be applied:

20. You must only use fire point hoses in case of fire.

21. (a) you must protect all external water pipes from potential frost damage – repair of any such damage is the responsibility of the occupier.
(b) sewage/waste water equipment must be kept in a clean condition by the occupier who is responsible for any blockage due to misuse viz. by disposal of sanitary wear, nappies, and cleaning wipes or similar, and kitchen waste.

22. The Occupier must not permit waste water to be discharged onto the ground.

Vehicles and parking

23. You must drive all vehicles on the park carefully and within the displayed speed limit and keep them insured at all times.

24. You must not park more than two vehicles per home on the park. A third vehicle would be permitted if there were three occupants each using a car. Spare non essential vehicles are not permitted to regularly/permanently use a space in the main car park.

25. You must not park on the roads or grass verges.

26. You must not park anywhere except in the parking space[s] on your plot. Where extra parking is needed then this should be in the main car park.

27. 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

with the exceptions of commercial vehicles operated by the park owner and their family, the park warden etc.

You must not park or allow parking of other sorts of vehicles such as motorhome or touring caravans.

Note of variation: one overnight parking of such a holiday vehicle owned by a resident would be permitted for purposes of loading and unloading prior to use, providing it does not cause any obstruction, inconvenience or danger to others and is only for an occasional holiday use.

28. You must hold a current driving licence and be insured to drive or ride any vehicle on the park. Any vehicle you drive or ride on the park should be taxed in accordance with the requirements of law and is in a roadworthy condition.

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

30. 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

31. 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

32. Homeowners must maintain the outside of their park home in a clean and tidy condition and when the exterior is repainted or recovered, homeowners must use reasonable endeavours not to depart from the original exterior colour-scheme.

General

33. Everyone using the park is required to comply with the regulations of the Site Licence, Water Authority or any other statutory authority.

34. Access is not permitted to vacant pitches; building materials must be left undisturbed.

35. The Occupier is responsible for the conduct of children in his/her custody, or visitors. Children are not permitted to play on the roadways or car parking areas.