

## **PARK RULES FOR NEPGILL PARK**

In these rules:

- "occupier" means anyone who occupies a home on Nepgill Park, whether under an Agreement to which the Mobile Homes Act 1983 (as amended) applies or under a tenancy or any other agreement
- "you" and "your" refers to the home-owner or other occupier of a park home

*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 home-owners occupy the pitch in accordance with The Mobile Homes Act 1983 (as amended).*

*These rules also apply to any occupiers of park homes who rent their home with the exception of Rule 1 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 from the date on which they take effect, which is 4 February 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 before that date.*

*These rules also apply (for so long as they live on the park which includes for these purposes the five flats and three cottages) to the park owner and their family and any employees, with the exception of the following rules:- 13,14,18,23,26,27 and 34(b).*

1. You must maintain the outside of your park home in a clean and tidy condition. Where the exterior is repainted or recovered you must use reasonable endeavour not to depart from the original exterior colour-scheme.
2. No alterations of or additions to the pitch is permitted without submitting a written request on the standard form together with a plan (written approval will not be withheld unreasonably).
3. No holes are to be dug on the pitches or posts or spikes hammered into the ground before discussing the action with the park owner and examining park plans to prevent damage to existing underground services.
4. For reasons of ventilation and safety, you must keep the underneath of your home clear and not use it as a storage space.
5. Fences are not allowed within the separation space between park homes. Low fencing not exceeding 60cms high may be permitted elsewhere with approval from the park owner (which will not be withheld unreasonably). Any hedging within the separation space between park homes must not exceed 90cms high. You must position fences and other means of enclosure so as to comply with the park's site licence conditions and fire safety requirements.
6. You must not have external fires, including incinerators. However, barbecues are permitted and when in use you should keep them at a safe distance from all park homes.

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.
9. You must not use or store guns, firearms and offensive weapons (including crossbows) on the park.
10. A storage shed is not permitted on pitches that have a garage. Only one storage shed is permitted on each pitch where the park home has no garage on the pitch. The design, size and standard of the shed must be approved by the park owner in writing, (approval will not be withheld unreasonably), and so positioned so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed 35 sq. ft.
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 and fire safety requirements. The separation space is the space between your park home and any neighbouring home.
12. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Containers must not be over-filled and you 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).
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.
15. You must not keep any cat or dog at the park home or on the pitch.
16. Nothing in the previous rule 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.
17. You may keep any pet or animal except a cat or dog which is housed in a cage, aquarium or similar and remains at all times within your home.
18. Permanent residents must be adults of 18 years and over.
19. Residents will be responsible for visiting children who will not be permitted to play in or around public buildings, other park homes, on car parks or areas around the park entrance.
20. Bicycles are not to be ridden along the pathways or roadways around the park by children. Games involving kicking or throwing of a projectile are strictly forbidden in the immediate area around park homes, flats, public buildings or car parks.
21. Children must be accompanied around the park and recreational areas for their safety and to prevent disturbance or damage to the designated wild life areas.

22. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances, sound your horn or use motor vehicles so as to cause a nuisance to other occupiers, especially between the hours of 10.30pm and 8.00am
23. Fire point hoses must only be used in the case of fire.
24. You must not discharge waste water onto the ground but place it down soil grids provided and you must not discharge toxic chemical waste liquid into surface water or soil waste water drains.
25. You must protect all external water pipes from potential frost damage. You are responsible for the section of water service from ground level upwards.
26. You are not permitted access to vacant pitches. Building materials, equipment and/or plant must be left undisturbed.
27. For the occupiers' safety, trees and shrubs on the park belonging to the park owner are inspected regularly for any hazards by a qualified arboreal inspector and must not be felled, removed or damaged in any way. The cutting or trimming of these trees will be carried out by a qualified, certificated tree surgeon employed by the park owner.
28. You must drive all vehicles on the park carefully and within the displayed speed limit.
29. You must not park on the pavements or grass verges and not on the roads so as to cause a nuisance or obstruction.
30. You must not park anywhere except in the permitted parking spaces, your own driveway or the designated car parks.
31. Only home owners vehicles of up to 7 seats are to be parked in the authorised parking spaces on the park.
32. All commercial vehicles, vans, motor homes, minibuses, or caravanettes must be parked in the designated car park.
33. Disused or unroadworthy vehicles must not be kept anywhere on the park. The park owner reserves the right to remove any vehicle which is apparently abandoned.
34. You must not carry out the following works or repair on the park:
  - a. Works that involve discharging motor oils and other fuels of that nature into the drains or onto the roads or car parks;
  - b. Any major mechanical maintenance work.
35. All minor mechanical maintenance and repair work must be carried out at the garages provided.
36. All park homes must be equipped with a fire extinguisher or blanket which conforms to the relevant British Standard.