



W. & L. Willett

Parks



Appletree Park Home Estate
Histon Road, Cottenham
Cambs.

Rixton Park Home Estate
Moss Lane, Rixton
Warrington, Cheshire.

Oughton Close Park Home Estate
Victoria Road, Hitchin
Herts.

ALL ENQUIRIES 01455 841013 or 07836 294701 Fax 01455 841013

MOBILE HOME PARK RULES- 2014

The following rules of occupation are for good management of the park & the benefit of all who live & use it, In these rules:-

-The "occupier" means anyone who occupies a park home whether under an Agreement to which the Mobile Home Act 1983 applies or under a tenancy or any other agreement.

- "you & yours" refers to the homeowner or other occupier of the park home.

- "we & 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 you as occupiers & to promote & 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. These rules apply from this date that they take effect & occupiers will not be treated as being in breach due to circumstances which were in existence before that date.

PARK RULES

The Home

1. Only Park Homes of proprietary manufacture which conform to the relevant definitions contained in the Mobile Home Act of Parliament are acceptable.
2. No external alteration of or additions to the home or pitch is permitted without the written permission of the site owners. Where the outside of the home is repainted or recovered you must use reasonable endeavor's not to depart from the original exterior colour-scheme
3. Only the Occupier & members of his/her permanent household & bona fide guests may use the Park Home, occupancy must not exceed the specified number of beds. No person under the age of 45 years may reside in the park home.
4. Occupiers are responsible for ensuring that all gas & electrical installations comply with British Standards & the property is adequately insured.

The Pitch

5. For reasons of ventilation and safety you must keep the underneath of your home clear & not use it as a storage space
6. You must not erect fences or other means of enclosure unless you have obtained our written approval (which will not be unreasonably withheld or delayed). Any Fences or enclosure which are allowed must comply with the parks site license conditions & fire safety requirements.
7. No planting, lopping, felling or removal of trees & shrubs as this is subject to Local authority legislation & site license conditions. You must not have access to vacant pitches & must not disturb building materials or plant.

Storage

8. You must not erect any Shed or storage receptacle until it is approved by us in writing (approval will not be withheld or delayed unreasonably).
9. You must ensure that any Shed or storage receptacle is of non-combustible construction & positioned so as to comply with the site license conditions & fire safety requirements. They must not be positioned in the separation space (the space between your park home & any neighboring home).
10. You must not keep any explosives substances on the Park
11. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.

12. You must not have external fires including incinerators.
13. You are responsible for the disposal of all household , recyclable & garden waste in approved containers through the local authority service which must be disposed of in the correct waste bins provided by the local Council, you must not overfill containers & place them in approved position for collection.
14. You must not deposit any waste or rubbish other than in local authority approved containers or on any part of the park (including any individual pitch).

Vehicles

15. All motor vehicles must be driven carefully on the park & not exceed the speed limit of 10 mph. You must not park on the roads or grass verges or anywhere causing an obstruction.
16. Unroadworthy vehicles are not allowed on any part of the park, Vehicles must be Taxed & insured as required by law .Drivers must hold a current driving license . Disused vehicles must be removed from the park.We reserve the right to remove any vehicle which is apparently abandoned.
17. You must not park any HGV or large commercial vehicles on the park.

Business Activities

18. You must not use the park home , the pitch or the park for any business purpose, you must not use the park home or the pitch for storage of stock, plant , machinery or equipment used for business purposes. However you are at liberty to work individually from home carrying out such activities as office work , cleaning etc which does not create a nuisance to other occupiers & does not involve other staff, customers or members of the public calling at the park home or the park.

Liability & Insurance

- 19.You shall insure & keep insured the Park home & contents against loss ,damage by theft, fire or storm & any liability to third parties. The park owner requires a copy of the valid insurance.

Pets

20. You must **NOT** keep any Dog or Cat at the Park Home or on the Pitch .
21. Rule 20 does not apply to the keeping of assistance dogs to support a disability whereby Certification or an Identification book from the relevant organization such as Assistance Dogs UK can be provided as evidence.

Nuisance

22. No occupier shall do or permit to be done anywhere on the Park any act or action which may be or become a nuisance , damage , annoyance or inconvenience to others on the Park.
23. The home may not be used for illegal or immoral purposes.
24. You must not use Musical instruments ,all forms of recorded music players, radios & similar appliances and motor vehicles so as to cause a nuisance to other occupiers especially between the hours of 10.30 pm & 8.00am.

Weapons

25. You must not use guns, firearms & offensive weapons(including crossbows) on the park & you must only keep them if you hold an appropriate licence.

Water

26. You must not permit waste water to be discharged onto the ground ,where water is not separately metered at the park home or not separately charged you must not use hoses except in case of a fire

NB.-EXEMPTION

Please note , these Site Rules do not apply to the Site Owners, their family and employees as applied in Mobile Homes (Site Rules) England Regulations 2014.