

PARK RULES FOR SUNNYMEAD ORCHARD 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.

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 9th 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 (for so long as they live on the park) to the park owner and any employees.

Park Home and Pitch

1. 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.
2. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
3. You must not erect fences or other means of enclosure unless you have obtained our approval in writing (which will not be unreasonably withheld or delayed). 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.
4. You must not reposition your park home.
5. You must not have external fires, including incinerators.
6. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
7. You must not keep explosive substances or weapons on the park.
8. Rotary clothes lines only are permitted.
9. Private gardens must be kept clean and tidy and public footpaths and roads must not be littered.
10. The Park Home may be used by the owner occupier and bona fide guests only. The occupation of such numbers of persons shall not exceed the specified number of berths. Sub-letting is not allowed.

Storage

11. The design, standard and size of a 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.
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.

Refuse

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 50 years may purchase or reside in a park home.

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 pets or animals except the following: Not more than 1 small or medium dog. You must keep any dog under proper control and you must not permit it to frighten other users of the park. You must keep any dog on a lead and must not allow it to despoil the park.

Water

19. You must only use the fire point hoses in case of fire.
20. You must protect all external water pipes from potential frost damage.
21. You must not permit waste water to be discharged onto the ground (This does not apply to reasonable washing and cleaning of cars).

Vehicles and parking

22. You must drive all vehicles on the park carefully and within the displayed speed limit.
23. You must not park anywhere except in the permitted parking spaces or the parking space allocated to your home.
24. You must not park on the roads or grass verges.
25. 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
 - vehicles intended for domestic use but derived from or adapted from such a commercial vehicleexcept when being used by a visitor as their private vehicle.
26. You must not park touring caravans on the park.
27. You must not bring more than two vehicles on to the park (this does not include visitors)
28. 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.
29. You must not carry out the following works or repairs on the park:
 - major vehicle repairs