

KINDERSLEY HOME PARK 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 from the park owner.

The only rule which does not apply to occupiers who rent their home is rule 11 concerning 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 23rd 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 Rules 19, 34 to 39 and 50.

Condition of the Pitch

1. You may not make improvements such as alterations or additions to the pitch without our approval in writing (which will not be unreasonably withheld or delayed).
2. You may not plant trees, shrubs, or hedges on the pitch without our approval in writing (which will not be unreasonably withheld or delayed).
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 our site licence conditions and fire safety requirements.
4. Any trees, shrubs, hedges or fences between pitches must not be greater than one metre in height.
5. You must not allow anything growing in or from your garden to interfere with neighbours pitches, homes, other neighbours not on the park, roads, pathways or utilities and services such as overhead power lines.
6. You may not excavate the pitch.
7. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
8. You must not have external fires; no incinerators, barbeques or fireworks.
9. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
10. You must not keep explosive substances on the park.

Condition of the Park Home

11. Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered you must not depart substantially from the original manufacturer's exterior colour scheme.
12. If external contractors are to be employed to carry out any work on your home you should ensure that they are competent to do the work and have current public liability insurance cover.

Storage

13. 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 it must comply with fire safety requirements. The footprint of the shed shall not exceed 5 m².

14. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 13 and any receptacle for the storage of domestic waste pending collection by the local authority.

15. 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

16. 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 on the day of the collection.

17. 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).

18. You must ensure that any Contractors undertaking work on your behalf remove all waste arising from the work and do not cause an obstruction at any time.

Age of Occupants

19. No person under the age of 50 years may reside in a park home.

Pets

20. You must not keep any pet or animal at the park home or on the pitch.

21. Rule 20 does not apply to 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.

Business Activities

22. 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.

Vacant Pitches

23. Access is not permitted to vacant pitches. Building materials, equipment and/or plant must be left undisturbed.

Nuisance

24. You must not use or permit the Park Home to be used for illegal or immoral purposes.

25. You will be held responsible at all times for the good conduct of any children or others visiting you.

26. You must not use musical instruments, televisions, 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.

Water, Electricity and Gas

27. You must not permit waste water to be discharged onto the ground.

28. No alterations to underground drainage are permitted.

29. You must not block or damage the drainage system.

30. No alterations or modifications to or within any electricity meter or box are permitted.

31. You are responsible for the water, electrical and gas connections from the meter / stop tap. You must protect all external water pipes from frost damage.

32. You are required to ensure the safety and legal compliance of all water, gas and electrical installations fitted to your home.

Vehicles and Parking

33. You must drive all vehicles on the park carefully and at no more than 10 mph.
34. Vehicles must not drive over the grassed area.
35. Only one vehicle per home is permitted, you must not park more than one vehicle on the park.
36. Pitch entrances must be kept clear at all times.
37. You must not park on the roads or grassed area; your vehicle must be parked in your on-pitch or allocated parking space.
38. Visitor parking spaces may be used by visitors only whilst the visitor is on the park.
39. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles, motor homes, touring caravans or trailers 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
40. All vehicles must be taxed and insured as required by law and be in roadworthy condition. All drivers must hold a current driving licence and insurance.
41. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned without the consent of the vehicle owner.
42. You must not carry out the following works or repairs on the park:
 - i. major vehicle repairs
 - ii. works which involve the removal of oil or other fuels, these must not be allowed onto park roads and car parks or into drains.

Fire Precautions

43. You must only use fire point hoses and extinguishers in case of fire.
44. You must take all proper and reasonable precautions to prevent the outbreak of fire and extinguish any fire only if it is safe to do so.
45. A fire extinguisher of not less than 1kg capacity must be installed in your home.
46. Your home must have one or more smoke alarms and fire blankets.
47. Your home's chimney flue and cowl must be kept in good repair. Sparks or objectionable smoke must not be discharged.

Weapons

48. 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.

Liability and Insurance

49. We do not accept any liability for loss or damage to any property (including your home) belonging to you, your family or your visitors unless arising from our own negligence or other breach of duty.

Sub Letting

50. You may not sub let or otherwise rent out your home.