

Park Rules For Little London 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
- "you" and "your" refers to the homeowner or other occupier of a park home
- "we", "us" 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 3RD 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 on that date and which would not have been a breach of the rules in existence before that date.

Park Homes

1. Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or re-covered homeowners must use reasonable endeavours not to depart from the original exterior colour scheme.
2. You must not carry out any improvements to the pitch unless you have obtained our prior written approval (approval will not be withheld or delayed unreasonably).
3. To ensure spacing and British Standard regulations are maintained on the park any internal or exterior structural changes to the pitch must be approved in writing by us (approval will not be withheld or delayed unreasonably).
4. You must inform adjoining neighbours in writing of any access required for maintenance of sheds or garages that abut the boundary of a pitch or of any intended exterior structural changes to the pitch or home.
5. No person under the age of 50 years may reside in a park home.
6. The occupier is responsible for ensuring any visitors, including children, comply with these park rules and the express terms of your written statement.
7. Visitor's children must be supervised by an adult at all times.

Condition of the Pitch

8. Grass and similar vegetation shall be kept as short as possible and kept free of weeds, rubbish and combustible material.
9. Trees and shrubs may not be cut down, removed or damaged and hedges must not exceed 3'6" in height unless you have obtained our prior written approval (approval will not be withheld or delayed unreasonably).
10. In order to avoid obstruction or damage to services, planting of new shrubs, hedge borders and trees is subject to our written approval (approval will not be withheld or delayed unreasonably).
11. You must not have external fires, including incinerators. However the sensible use of barbecues is permitted provided they are clear of any home, fence or other timber structure.
12. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
13. You must not keep explosive substances on the park.
14. Flower borders and small flower beds are permitted around the home.
15. Pots and garden ornaments are to be kept to a reasonable number.
16. No items such as trellis, planting etc. can be attached to the perimeter fences. These are to be left clear for maintenance purposes.
17. Washing lines are to be concealed as much as possible behind the park home and rotary lines should be folded down when not in use.
18. The occupier of the home shall be responsible for maintaining their block paved driveway.

Storage

19. Concrete sheds and garages are permitted subject to our prior written approval (approval will not be withheld or delayed unreasonably).
20. You must not have more than one storage shed on the pitch. Where you source the storage shed or garage yourself the design, standard, size and base of the shed or garage must be approved by us in writing (approval will not be withheld unreasonably).
21. You must ensure any garage, storage shed or other structure erected on the pitch are of a non-combustible construction and positioned so as to comply with the park's site licence conditions and fire safety requirements.

Refuse

22. 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 a suitable position for collection the evening before or early morning of the designated collection day.

23. You must not deposit any waste or unroadworthy vehicles on any part of the park (including any individual pitch).

Business Activities

24. 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 storage of stock, plant, machinery or equipment 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.

Noise Nuisance

25. 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 8am.

Pets

26. You must not keep any pets or animals except the following:
- a. Not more than 2 dogs (and no dogs 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 park. You must keep any dog on a leash not exceeding 1m in length in residential areas when walking around the park and you must not allow it to despoil the park.
 - b. Not more than 2 domestic cats. 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.
 - c. Not more than 2 birds which you must keep within the home. Budgerigars, canaries, cockatoos and parrots are the only permitted breeds.
27. Nothing in 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.
28. A new homeowner may come onto the park with not more than 3 dogs (and no dogs of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all) or 3 domestic cats (or any combination of the two providing the amount such pets does not exceed 3) which they already own and may keep for so long as they wish but shall not be permitted to replace the pet or acquire another pet unless it is in compliance with these park rules.

Note

The express terms of a homeowner's agreement contain an undertaking on the part of the homeowner not to allow anything which is or becomes a nuisance, inconvenience or disturbance to other occupiers at the park and this undertaking extends to the behaviour of pets and animals.

Water

- 29. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.
- 30. You must only use fire point hoses in case of fire.
- 31. You must protect all external water pipes from potential frost damage

Vehicles and parking

- 32. You must drive all vehicles on the park carefully and not exceeding the speed limit of 10mph.
- 33. You must not park more than 2 vehicles on the park.
- 34. You must not obstruct the roads or park on grass verges.
- 35. Other than for delivering goods or services you must not park commercial light goods vehicles as described in the vehicle taxation legislation on the park with the exception of commercial vehicles operated by the park owner and their family.
- 36. The storage of caravans and motorhomes is permitted in the designated area. Motor homes and caravans can only be parked by an occupier's homes temporarily for loading and unloading purposes.
- 37. No boats are to be stored anywhere on the park other than the designated area provided.
- 38. 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 the law and is in a roadworthy condition.
- 39. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
- 40. You must not carry out the following works or repairs on the park:
 - a) Major vehicle repairs involving dismantling of part(s) of the engine.
 - b) Works which involve the removal of oil or other fuels.

Weapons

- 41. You must not use guns, firearms and offensive weapons (including crossbows) on the park and you must only keep them if you hold an appropriate licence and they are securely stored in accordance with that licence.

General

- 42. Fire extinguishers on the park are to be used only in case of fire.
- 43. Access is not permitted to vacant plots and any building materials, machinery or plant must not be disturbed.

44. No vermin is to be fed, this includes rats, foxes, feral cats and pigeons. Birds may be fed by hanging suet feeders only. Seed or food scraps are not permitted to be left for birds or vermin, and no food is permitted to be placed on the ground of plots. Bird baths and boxes are also permitted.

45. The electric gates should not be tampered with.

Written requests for the approval of any improvements to the pitch are to be sent to: The Park Office, Little London Park, A156 Lincoln Rd, Torksey Lock, Lincolnshire, LN1 2EL.

Signed.....

Date.....

Print Name.....

Management or Selling Agent

Little London Park

Signed.....

Signed.....

Purchaser

Purchaser

Print Name.....

Print Name.....

Date.....

Date.....