

SHORTFERRY CARAVAN PARK,  
FERRY ROAD, FISKERTON,  
LINCOLN  
LN3 4HU  
TEL 01526 398021. Vat NO 129828830.

West Lindsey District Council

Licensing Department

Guildhall

Marshalls Yard

Gainsborough

Lincolnshire

DN21 2NA

*3<sup>rd</sup> February 2016*

Dear Mr Gray,

**Shortferry Residential Park: deposit of Site Rules**

Following the completion of a Site Rules consultation, I enclose the Site Rules which are being implemented.

In view of the strict statutory timetable for implementing changes to park rules I would be grateful if you could telephone me on receipt in the event of any query on this letter. My telephone number is 01526 398021.

Kindly acknowledge safe receipt.

Yours sincerely

Mrs Kay Bosworth  
Partner

Mrs PR Hardman. RT Hardman. Mrs K Bosworth. Mr CH Bosworth  
The owners will accept Notices ( Including Notices of proceedings) at Shortferry Caravan Park,  
Ferry RD, Fiskerton, Lincoln. LN3 4HU



## **PARK RULES FOR SHORTFERRY RESIDENTIAL 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 25<sup>th</sup> February 2016.
- 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 14 and 26.

### **Condition of the Pitch**

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
2. 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). Any existing means of enclosure must be replaced on a like for like basis and must not exceed one metre in height.
3. You must not have external fires, including incinerators. Barbeques are permitted but homeowners must observe the appropriate fire safety requirements at all times.
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park.

## **The Mobile Home**

6. You must ensure that the mobile home at all times complies with the statutory definition of a "mobile home" set out in the Mobile Homes Act 1983 (or any definition that may subsequently amend or supersede it).
7. The mobile home must not be hired and accommodation must not be rented to paying guests.
8. You must not permit a greater number of persons to live in or occupy the mobile home than the specified number of berths.

## **Storage**

9. Sheds and greenhouses are permitted. Where you source the shed or greenhouse 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 or greenhouse so as to comply with the park's site licence and fire safety requirements.
10. You must not have any storage receptacle on the pitch other than the sheds and greenhouses mentioned in rule 9 and any receptacle for the storage of domestic waste pending collection by the local authority.
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 conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home.

## **Refuse**

12. You are responsible for the disposal of all household, recyclable and garden waste in approved bags through the local authority service. You must not overfill the bags and must place them in the approved position at the appropriate time for the local authority collections.
13. You must not deposit any waste or rubbish other than in local authority approved bags on any part of the park (including any individual pitch). Any other waste must be taken to the local waste disposal centre.

## **Business Activities**

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.

This rule does not apply to the park owner, their family or employees.

## **Nuisance**

15. You must not do, or allow to be done, anything which may:-

- i. be or become a nuisance to or cause annoyance, inconvenience or disturbance to, the site owner or anyone else who lives on or uses the site;
- ii. cause damage to any property belonging to the site owner or anyone else, or;
- iii. be a criminal offence on the site.

16. 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 12 midnight and 8.00am.

## **Pets**

17. You must not keep any pets or animals except the following:

- (i) Not more than 2 dogs (other than any 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 and must not allow it to despoil the park. Dogs must wear a collar and tag at all times.
- (ii) Not more than 1 cat. You must not permit your cat to cause a nuisance or damage, or to frighten other users of the park, or to despoil the park.
- (iii) Not more than 2 budgies.

EXCEPT THAT you may keep any pets or animals which are housed in a cage, aquarium or similar and remain at all times within your home. Reptiles are not permitted.

### **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.

### **Note**

These rules do not have retrospective effect. If the keeping of the pet complied with the previous rules, an occupier will not be treated as being in breach when these rules take effect. However, when the pet dies or leaves it can only be replaced if this would comply with these rules.

18. Nothing in rule 17 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.

## **Water**

19. The use of hosepipes is permitted but homeowners must act responsibly and avoid excessive water waste.
20. You must protect all external water pipes from potential frost damage.

## **Vehicles and parking**

21. You must drive all vehicles on the park carefully and within the displayed speed limit.
22. You must not park on the roads or grass verges.
23. You must not park anywhere except in the parking space(s) provided on your pitch.
24. Guests must park in the carpark provided.
25. Boats and other towed vehicles, and motorhomes, are not allowed on the park.
26. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles 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

This rule does not apply to:

- (i) the park owner, their family and employees;
- (ii) vehicles up to and including the size of short wheel based transit vans, which may be parked only in the guest carparks;
- (iii) cars derived vans as defined by the Road Traffic Regulation Act 1984.

No vehicle may be used for sleeping overnight.

27. If you drive any vehicle on the park, you must hold a current driving licence and be insured to drive such 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 road-worthy condition.
28. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
29. You must not carry out the following works or repairs on the park:
  - i. major vehicles repairs involving dismantling of part(s) of the engine

- ii. works which involve the removal of oil or other fuels.

### **Weapons**

- 30. 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.

### **External Decoration**

- 31. 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.

### **Miscellaneous**

- 32. You must comply with any enactments, orders, regulations and bye-laws which relate to the site or the mobile home (for example, issued by the local authority, county council, Environment Agency or Parliament).
- 33. You must not place items such as (but not limited to) baby wipes / wet wipes, nappies, sanitary products, condoms, acidic outflow from condensing boilers, cooking oil, engine oil, grease and paint directly into the drainage system. Bleach must be used sparingly.

### **Note**

The park drainage system is operated as a private treatment plant. The introduction of excessive bleach or items such as those listed above may upset the balance of the treatment plant, which will cause disruption for all users, as well as increased maintenance costs.

- 34. Homeowners that use the facilities on Shortferry Holiday Park must observe the holiday park rules that are currently in place. A copy is available from the site office.

