

PARK RULES FOR STONECLIFF PARK

Preface

In these rules:

- "Occupier" means anyone who occupies a park home, 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" 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 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 the rules is to have retrospective effect. Accordingly:

- They are to apply only from the date on which they take effect, which is 3 January 2015;
- 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 apply (for so long as they live on the park) to the park owner and any employees, with the exception of the following rule 15.

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 reasonably 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.
3. Washing lines are to be reasonably screened from public view.
4. Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.
5. You must not keep inflammable substances on the park except non-bituminous fuels which must be in quantities reasonable for domestic use.
6. You must not have a vegetable garden on your pitch. However you are at liberty to plant vegetables in pots, planters or other types of containers.
7. The planting of deep rooting shrubs and trees is not permitted as bases and underground services can be damaged.

Storage

8. Storage sheds, greenhouses, fuel bunkers or other structures must not be erected on the pitch unless you have obtained our approval in writing (approval will not be unreasonably withheld or delayed). Where you source the shed, greenhouse, fuel bunker or other structure it must be of a design, standard and size approved by us in writing (approval will not be unreasonably withheld or delayed). The size of shed shall not exceed 8 ft. x 6ft.
9. 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

10. 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.
11. You are responsible for the disposal of any furniture which may be disposed of via the local authority's service. Where the local authority service is used, the furniture must not be placed anywhere except the approved position and may only be placed in the approved position on the day of collection.
12. You must not deposit any waste or rubbish other than furniture being collected by the local authority or in local authority approved containers on any part of the park (including any individual pitch).
13. Where a skip has been provided, only biodegradable garden waste must be deposited in the skip.

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.

Occupants

15. No person under the age of 50 years may reside in a park home.
16. The occupier is responsible for the conduct of children in his/her custody and of visitors.

Noise 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:
- a. Not more than 2 domestic cat(s). 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.
 - b. Any animal or pet which is housed in a cage, aquarium or similar and remains at all times within your home.
 - c. Not more than 1 dog (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all).
19. You must keep any dog or cat under proper control and you must not permit it to frighten other users of the park or despoil the park.
20. Other than when any dog is within the mobile home, you must keep any dog on a leash at all times whilst on the park.

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.

Services

21. Waste water must not be discharged onto the ground. However you are at liberty to use waste water to water any of your plants.
22. Occupiers are responsible for ensuring that both electrical and gas installations comply with the requirements of various bodies of the authority.
23. You must protect all external water pipers from potential frost damage.

Vehicles and parking

24. You must drive all vehicles on the park carefully and not exceed the speed limit of 10mph.

25. You must observe all one way signs on the park.
26. You must not park anywhere except in the permitted parking spaces.
27. You must not park on the roads or grass verges.
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. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
30. Other than for delivering goods and services, you must not allow parking of commercial vehicles of any sort on the park, including:
 - a. Light commercial or light goods vehicles as described in the vehicle taxation legislation and
 - b. Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.
31. You must not allow parking of motorhomes or touring caravans of any sort on the park.
32. You must not carry out the following works or repairs on the park:
 - a. Major vehicles repairs involving dismantling of part(s) of the engine
 - b. Works which involve the removal of oil or other fuels.

Weapons

33. 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

34. 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 neutral colour-schemes.
35. The wheels of the park home must not be removed, nor the home repositioned.

Miscellaneous

36. Pitch fees must be paid monthly in advance by standing order.
37. Electricity and gas accounts are to be paid within 10 days of the invoice being presented.