

Cranbourne Hall 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
- "Homeowner" means anyone who owns and occupies a park home by virtue of an Agreement under the Mobile Homes Act 1983 as amended
- "You" and "your" refers to the Homeowner or other occupiers of a park home
- "We" and "our" refers 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.

The only Rule which does not apply to Occupiers who rent their home is Rule 2 about the colour and maintenance 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 **15th 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.

The Rules are designed to ensure that all may live peacefully in unspoilt surroundings and have not been compiled to place unnecessary restrictions on Homeowners. We are sure that, with these Rules in place, our Park will continue to be a happy community.

Conditions of the Pitch:

1. For reasons of ventilation and safety, Homeowners must keep the underneath of the Park Home clear and not use it as a storage space.

Maintenance:

2. 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 best reasonable endeavours not to depart from the original exterior colour scheme.
3. The Park Home must not be re-positioned on the Pitch without the Owner's permission which must not be unreasonably withheld. No external alteration of or addition to the Park Home or Pitch is permitted without the prior approval of the Owner, such consent not to be unreasonably withheld or delayed.
4. Garden ground must be properly tended and kept free from weeds. Grassed areas must be mowed regularly. All grass cuttings and garden waste must be removed promptly so as to avoid the risk of fire.
5. Trees must not be cut down, removed or damaged.

Services:

6. The Homeowner is responsible for ensuring that both electrical and gas installations and appliances within the Home comply at all times with the requirements and regulations of the NICEIC and/or other appropriate authorities.

Water:

7. The Homeowner must not permit waste water to be discharged onto the ground.

Refuse

8. (a) The Homeowner is responsible for ensuring that all household refuse, recycling and garden waste is either deposited in approved containers through the local authority service (or when it comes to garden waste, in the skip which is provided for by the Owner) or is removed from the Park. Containers must not be overfilled and only waste of the nature for which the container is designed or labelled should be deposited within that particular container.
No rubbish of any kind, scrap metal, or unroadworthy vehicles to be deposited on any part of the Park.
- (b) Bins provided by the Local Authority must be kept within the perimeter of the Pitch

Nuisance:

9. Musical instruments, record players, MP3 players, CD and DVD players, televisions, other appliances and motor vehicles must not be used so as to cause nuisance by noise or otherwise to others especially between the hours of 10.30 p.m. and 8.00 a.m.

Vehicles:

10. All vehicles must be driven carefully on the Park and must not exceed the prescribed speed limit of 10 mph.
11. Vehicles must keep to authorised parking spaces.
12. No vehicles are to be parked on the main entrance road leading from North Street, the roadways, verges or vacant pitches on the Park.
13. All traffic direction signs and one way systems **MUST BE STRICTLY OBSERVED.**
14. Vehicles must be taxed and insured and drivers must hold a current driving licence and insurance. Disused vehicles must be removed from the Park.
15. No commercial vehicle over 1.5 tonnes may be kept on the Park with the exception of commercial vehicles operated by the Owner and their family, any agent of the Owners and the Park Wardens.
16. (a) No motorised caravans or camper vans to be kept on the Park.
(b) the use of quad bikes and miniature non road-legal motor bicycles or scooters powered by combustion engine is prohibited

Storage:

17. Storage sheds, fuel bunkers or other structures are only permitted with the approval of the Owner and where permitted must be of a design and size approved by the Owner, such approval not to be unreasonably withheld or delayed. All storage sheds must be non-combustible and must be positioned so as to comply with the Park's Site Licence and Fire Safety requirements. Planning Consent must be obtained by the Homeowner before any such structure is erected if this is required by law.

Pets:

18. Not more than one neutered cat per household.
19. Other pets or animals may be kept but NOT
(a) Dogs;
(b) Nothing prevents Homeowners from keeping an assistance dog if this is required to support a disability and Assistance Dogs UK, Guide Dogs for the Blind or any successor body has issued you with an identification book or other appropriate evidence of need.
(c) Farm animals, including poultry;
(d) Pigeons;
(e) Reptiles including snakes; and
(f) Venomous or dangerous animals.
20. Pets or animals which are permitted must be kept under proper control and not allowed to despoil 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.

General Behaviour:

21. The Homeowner is responsible for the conduct of children in their custody or persons visiting them.
22. It is forbidden to carry or discharge any firearm, air weapon or other offensive weapon or other object likely to interfere with the comfort of Park users or to disturb any flora or fauna on the common areas of the Park.
23. Works that involve discharging motor oils, fuel, cooking oils and other liquids of that nature into the sewers or drains or onto the roads or car parks are not permitted.

Vacant Pitches:

24. Access is not permitted to vacant pitches with the exception of the Owners and their family, any agent of the Owners or the Park Wardens. Building materials or other plant must be left undisturbed.

Business Activities:

25. The Park Home, the Pitch or the Park (or any part of the Park) must not be used for any business purpose, and the Park Home or the Pitch must not be used for the storage of stock, plant machinery or equipment used or last used for any business purpose. However, the Homeowners 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. Any Homeowner working from home in accordance with this Rule must not erect trade signs or advertisements on the Park.

Fire Precautions:

26. (a) The Homeowner must not use fire points for any reason other than in an emergency.
- (b) Barbecues are prohibited unless contained in purpose built or proprietary barbecue pits and proper precautions are taken to avoid the spread of fire.

Effective Management

27. Within 14 days of the Notice of Assignment being sent to the Owner on completion of any sale or gift of a Park Home:-
 - (a) The new Homeowner must produce to the Owners, or their managing agent, photographic identification of all those living in the Park Home on a permanent basis so that copies may be taken.
 - (b) The new Homeowner must supply the Owners or their managing agent with details of the make and registration number of all vehicles to be kept on the Park by the new Homeowner or members of their household.