

# PARK RULES

## PINEWOOD 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 to promote community cohesion. They form part of the agreement by which homeowners occupy the pitch in accordance with the mobile homes act 1983, as amended. They are to apply only from the date on which they take effect which is (date to be confirmed.) 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.

## Everyone on the Park

Rules apply in the same way to everyone on the park with the only exception being the park owner and the owners family.

## OCCUPIERS.

You must be 55 years or older.

## Conditions 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 hedges between homes, or in front of homes. You must not plant shrubs or trees on the pitch which may grow to a height of more than one metre in between the home and front of the pitch.

:3: You must not erect fences or other means of enclosure unless they are fencing materials manufactured and sold as such and 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 the parks site licence conditions and fire safety requirements.

:4: You must ensure that washing lines are of the rotary type and are reasonably screened from public

view.

:5: Barbecues and chimineas which must be attended at all times and not to cause a nuisance to anybody living on the park.

:6: External fires including incinerators are not allowed.

:7: You must not keep any explosive substances without an appropriate licence on the park.

:8: The planting of trees and shrubs must be approved in writing with the park owner(which will not be unreasonably held or delayed).

:9: Gardens must be kept clean and tidy and grass cut to ground level.Any trees or shrubs must be kept trimmed and not to interfere with a neighbours plot.

:10: No in flammable substances may be kept on the plot except in quantities reasonable for domestic use.

## STORAGE

:11 You are not permitted to have more than one garden building of a maximum size of 2.44m by 1.83m (8 foot by 6 foot). Subject to our approval in writing (which will not be unreasonably held or delayed.) Garden buildings means sheds and garden storage containers.

:12: You must not have greenhouses on the park.

:13: You are not permitted to have any tree houses.

:14: You are not permitted to store more than 1 Calor Gas bottles for the purpose of cooking . All cylinders should be stored in accordance with the appropriate regulations.

:15: You must ensure that any shed or other structure erected in the separation distance between park homes is of non-combustible construction, and positioned so to comply with the parks site licence conditions and fire safety requirements. The separation space is the space between your park home and a 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.

:17: You must place the approved containers in local authority approved positions for the local authority collections; this may be done the night before. Once emptied it must be returned to within your pitch and stored in an unobtrusive position.

:18: You must not overfill containers and bins should be kept with the lid closed at all times.

:19: You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park, adjacent woodland, or fields (including any individual pitch).

:20: You must not store or deposit an excess of waste or rubbish on your pitch.

:21: You must not discharge motor oils and or other fuels into drains or onto any road or car parks.

## Business Activities

:22: You must not use 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 which has been used for any business purposes

23: You are at liberty to work individually from home by carrying out any work of a type which does not create a nuisance or is obtrusive 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.

## Pets

:24: No pets allowed. :Except for occupiers needing 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.

## Children

:25: No children may reside in a park home. With the only exception being the park owner, the owners family and employees.

## Noise nuisances

:26: You must not use musical instruments, all forms of recorded music players, radios, televisions and other similar appliances and motor vehicles so as to cause a nuisance to other occupiers, especially between the hours of 10.30 pm to 8.00am.

## Electrical

:27: You are responsible for all electrical connections from the out-going terminals of the meter. This includes all circuits connected to the consumer unit that may serve external installations within the plot, i.e. shed, pond.

:28: You must not tamper, interfere with, or alter any of the electrical installation on the distribution side of the meter.

## Water

:29: You must not use, interfere with, or obstruct, fire hoses, and hydrant points.

:30: You are responsible for water pipes from the out-going side of the meter or stopcock to your home. External water pipes should be protected from frost damage.

:31: You are not permitted to have any swimming pools, jacuzzis, or hot tubs on your pitch.

:32: You must not tamper, interfere with, or alter any of the water installation on the distribution side of the meter or stopcock.

## Foul drainage

:33: You are responsible for the foul drainage and waste water pipes from ground level upwards.

:34: You should not dispose of any fat, cooking oil, sanitary towels, nappies, baby wipes, into the foul drainage system.

:35: You must not tamper, interfere with, or alter any of the foul drainage system from ground level downwards.

## Television Aerials & Satellite dishes

:36: You should not affix any television aerials or

satellite dishes to any trees, oil tanks, electricity, telephone, or other service poles.

**:37:** No satellite dish shall measure more than 600 mm diameter.

**:38:** You are not permitted to erect any CB or other short wave aerials or masts on your pitch or other part of the park.

## Vehicles and Parking

**:39:** You must drive all vehicles on the park carefully and within the displayed speed limit.

**:40:** You must hold a current driving license and be insured to drive your or any vehicle under your control on the park. You must also ensure that any vehicle you drive on the park is taxed and has a valid MOT in accordance with the requirements of the law and is in a roadworthy condition.

**:41:** No major repairs involving the dismantling of part(s) of the engine, gearbox, axle, or other major parts of the car shall be carried out on the park.

**:42:** Motor oils and other fuels must not be discharged into drains or onto any road, car park, or other land within park.

**:43:** You or your visitors must not park anywhere

except in permitted parking spaces.

:44: Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park .

:45: Light commercial or light goods vehicles as described in the vehicle taxing legislation and Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.

:46: The exception being the park owners, the owners family, and employees.

:47: Disused or un-roadworthy vehicles must not be kept anywhere on the pitch or park. We reserve the right to remove any vehicle which is apparently abandoned, after having placed a 7 day notice on the windscreen of the vehicle.

:48: You must not park any touring caravan, or motor home , on a pitch. You are reminded it would be a breach of the Park Owners site licence if any caravan, or motor home , were sited or occupied whilst sited on the park or pitch.

:49: Only one car is permitted under the agreement .

:50: second car would be subject to a charge .

## Weapons and Flying apparatus

**:51:** You may only keep guns, firearms and offensive weapons, including crossbows, on the pitch or in your home if you hold the appropriate license, and keep them securely stored in accordance with that license.

You must not use or display guns, firearms and offensive weapons (including crossbows) on the park. You must not fly any remote control model aircraft or drones on the park.

## External Decoration

**:52:** Homeowners must maintain the outside of their park home in a clean, tidy and sound condition, as recommended by the manufacturer.

**:53:** Where the exterior is repainted or recovered homeowners must use reasonable endeavours not to depart from the original colour-scheme.

## Porches

**:54:** You must not erect any porches on the side, front or back of your park home. As this would be a breach of the Park Owners site licence.

## Vacant Pitches

**:55:** Access is not permitted to vacant pitches.

Building materials and plant must be left undisturbed.

## Behaviour

:56: You are responsible for the conduct of your visitors and visiting children.

:57: We will not tolerate any abuse, verbal, physical, or mental either towards our team members, residents, contractors, or visitors to our park. In the event of any abuse will be reported to the police and where necessary legal action will be taken.

## The reasons for making the proposals

The site rules are proposed because they are necessary to ensure that acceptable standards are maintained on the site, which will be of general benefit to occupiers, and because they will promote and maintain community cohesion on the site. They are proposed now because the Mobile Homes (Site rules) (England) Regulations 2014 provide that the current site rules will cease to have effect on 3 february 2015.