

Park Rules for The Oaks Longmoor Rd GU33 6AF

Introduction

The following Rules are in place to ensure acceptable standards are maintained on the Park, which will be of general benefit to all Occupiers and Park Owners to promote and maintain community cohesion. The Park Rules form part of the Agreement by which Homeowners occupy the Pitch in accordance with the Mobile Homes Act 1983/2013 (as amended).

The Rules are designed to ensure that all may live peacefully and have not been compiled to place unnecessary restriction on Occupiers. We are sure that, provided the Rules are accepted in the right spirit, our Park will be a happy community.

These Park Rules do not apply retrospectively, in as such; they only apply to Occupiers from the Date on which they take effect. No Occupier who is in occupation on that date will be treated as being in breach of these Rules due to circumstances which were in existence on that date and which would not have been a breach of the Park Rules in existence before that date.

These Park Rules apply in the same way to everyone on the Park; exclusions are the Park Owner, the Park Owner's family and employees in the operation of the Park business. In the case of Park employees, the Rules will apply to them if they are Homeowners and reside on the Park under a Mobile Homes Act 1983 (as amended) Written Statement.

Definitions:

- a. **'Occupier/Home Owner'** 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.
- b. **'You and Your'** refers to the Home Owner or other Occupier of a Park Home
- c. **'Park Owner(s)'** refers to the Person(s) who holds the Deeds/Licence to the land on which the Park Homes are situated and the Business operates.

Condition of the pitch

1. For reasons of Ventilation and Safety, the underneath of each Home is to be kept clear and not used as storage space.
2. External Fires, including Incinerators are not permitted. Barbecues, if used, must be only used for their intended purpose and the users must maintain a high level of safety including a satisfactory level of fire precaution.
3. No inflammable substances may be kept on the Park except in quantities reasonable for Domestic use.
4. No explosive substances may be kept on the Park.
5. You must not have more than 1 (one) storage Shed on the Pitch. The design, size and standard of the Shed must be approved by the Park Owner(s), in writing first (approval will not be withheld or delayed unreasonably). You must position the Shed so as to comply with the Park's Site Licence conditions.
6. You must ensure that any Structure erected in the separation space between Park Homes is of non-combustible construction. The separation space is the space between your Park Home and any neighbouring Park Home.

Condition of the Pitch continued

7. You must not erect Fences or other means of Enclosure unless they are no more than 1 metre high and are not of the closed type (i.e. lap latch/interwoven) or wire fencing and you have obtained the prior written approval of the Park Owner(s) (which will not be withheld or delayed unreasonably).
8. You must ensure Conifers between Homes, forming a Hedge, are not within 2 metres of either Home and must be maintained at a height of no greater than 1 metre.
9. You must ensure Conifers bordering a Car Park do not exceed 2 metres in height.
10. You must ensure singular Conifers are not within 2 metres of either Home and do not reach a height greater than the height of the guttering to the Home. This is to reduce the possibility of fire spread.
11. The planting of Trees requires the prior written approval of the Park Owner(s) (approval will not be withheld or delayed unreasonably).
12. All Homes must remain Skirted. The material used must be Non Flammable.

External Decoration

13. 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 reasonable endeavours not to depart from the original Exterior colour-scheme.

Refuse

14. All Occupiers are responsible for the disposal of all Household, Recyclable and Garden waste in approved containers through the Local Authority Service. Containers must not be over-filled and must be placed in the approved position for the Local Authority's regular collections.
15. You must not deposit any refuse or unroadworthy Vehicles on any part of the Park.

Business Activities

16. Occupiers are at liberty to work individually from their Home by carrying out office work, but not so as to involve other Staff or Workers using the Park Home. Other business activities may not be carried out on the Park.

Occupiers

17. No person under the age of **55** years may reside in a Park Home, *with the exception of the Park Owner and their Family and Manager/Park Warden.*

Nuisance

18. Homeowners will be held responsible at all times for the conduct/behaviour of their Visitors and Guests including any Children visiting the Park. Children must be discouraged from using the Drives and Car Parks as a Play area.
19. Musical instruments, MP3 players, CD players, radios and other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10:30pm and 8:00am.

Pets

20. You must not keep any pets or animals except the following:
 - a. Not more than One Domestic Cat, and not used for breeding.
 - b. Not more than One Rabbit or Guinea Pig, which must be kept in cages at all times and not used for breeding;
 - c. Birds, which must be kept in the Park Home at all times.
21. You must ensure any Dogs owned by Visitors or Guests are kept on a leash not exceeding 1m in length and must not be allowed to despoil the Park.
22. Nothing in these Park Rules prevents you from keeping an Assistance dog if this is required to support your disability. This is providing that 'Assistance Dog UK' or any successor body has issued you with an Identification Book or other appropriate evidence.

Water

23. Where Water is not separately metered at the Park Home or not separately charged, you must not use hoses except in case of Fire.
24. Fire points are not permitted to be used, except in the case of Fire.
25. All external water pipes must be lagged by Homeowners against potential frost damage.

Vacant Pitches

26. Access is not permitted to vacant Pitches. Building materials. Equipment and Plant must be left undisturbed.

Vehicles

27. You must not park more than 1 Vehicle on the Park.
28. All Vehicles must be driven carefully on the Park and not exceed the displayed Speed limit.
29. Parking is not permitted on Driveways to ensure Free and Clear access for Emergency Vehicles. Parking is only permitted in authorised parking spaces.
30. As required by Law (Road Traffic Acts and any replacement Legislation):
 - a. All Vehicles used on the Park must be Taxed and Insured and be in a roadworthy condition.

Vehicles Continued

- b. All drivers on the Park must hold a current Driving Licence for the category of Vehicle driven on the Park.
 - c. Go-peds or Go carts which are mechanically driven are classed as Vehicles as per the Road Traffic Act 1988 Section 185(1), therefore require Insurance.
31. Other than for delivering Goods and Services, you must not park or 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.
 - b. Vehicles intended for Domestic use but derived from or adapted from such a Commercial Vehicle.
 - c. Trailers, Touring Caravans, Campers and Motor Homes owned by Homeowners, Visitors or Guests.
32. Disused or unroadworthy Vehicles must not be kept anywhere on the Park and the Park Owner reserves the right to remove any Vehicle, which is apparently abandoned.
33. The following works and repairs are not permitted on the Park:
- a. Major repairs to Vehicles. This includes dismantling of or part(s) of the engine
 - b. Works that involve discharging Motor Oils and other Fuels of that nature into the Drains/Sewer System or onto the Roads or Car Parks.

Weapons

34. Guns, Firearms and offensive weapons of any description must not be used or displayed on the Park and must only be kept with the appropriate Licence. Catapults, Sling Shots, Air Weapons or BB guns must not be used or displayed on the Park.

Monthly Accounts

35. The Monthly Accounts are due to be settled by *7pm First Friday of each Month. Cheques are to be deposited in the Letter Box by the Garage near Home number 14.*