

PARK RULES FOR CAPEL COURT 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.

With two exceptions the rules also apply to any occupiers of park homes who rent their home.

The only rules which do not apply to occupiers who rent their home is rule 8 and 37.

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 8 October 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 date.

Condition of the Pitch and Park Home

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 it is a picket fence and it is no higher than 900mm 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 park's site licence conditions and fire safety requirements.
3. Other than a domestic barbeque, you must not have external fires, including incinerators.
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use. You must not keep explosive substances on the park.
5. The installation of and use of all power supplies and services in any park home must comply with the current and updated requirements of the respective Authorities. All services shall be regularly inspected and serviced to the satisfaction of the Park Owner and respective authorities.
6. No tree or bush shall be planted without our prior written permission following a written request from the Occupier (approval will not be withheld or delayed unreasonably). No trees, shrubs or fences shall be removed or cut down. All gardens shall be kept in a neat and tidy condition. Gardens must be used as "conventional" gardens and may not be used to grow vegetables or for any other purpose.
7. Only a home of proprietary manufacture and which conforms in all respects with the British Standard 3632 or any standard amending or replacing the same shall be stationed on the assigned plot.
8. All mobile homes must be insured for full replacement value, and carry a suitable fire extinguisher at all times, both these matters being the responsibility of the occupier. The occupier must produce

a current Certificate of Insurance (or a copy of the current Policy Schedule) if requested to do so by the park owner.

9. Rotary lines only may be used for hanging out washing, provided the rotary line is sited as discreetly as possible and screened to the rear of the park home and taken down after use.

Storage

10. You must use the storage shed provided by the Park for the pitch.

11. You may have one storage receptacle on the pitch with a maximum base of 100 cm x 70 cm and no more than 150 cm high.

12. You must ensure that any 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

13. You are responsible for the disposal of all household, paper/card, recyclable and garden waste in the correct 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.

14. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual pitch).

Business Activities and Occupation of the Park Home

15. 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.

16. You must not let or sub-let your home. Mobile homes must be the occupier's only or main home. No mobile home shall be used for a greater number of persons than the specified number for which it was originally constructed.

Age of Occupants

17. No person under the age of 50 years may reside in a park home.

18. No resident children are permitted, but visiting younger family members are welcome under the control of the occupier.

Noise Nuisance

19. 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

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

- Not more than one small to medium sized dog (being no taller than 60cm at head height) (other than any of the breeds or cross breeds which are 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 or intimidate 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. Strictly no fouling of paths, roadways or other Occupiers' plots and any 'accidents' must be cleaned up immediately.
- Small fish which are housed in an aquarium and remain at all times within your home.
- Budgerigars (or other small birds) which are housed in a cage and remain at all times within your home.

21. Cats are not permitted, nor is the feeding of strays. Bird food may be left on a bird table, but should not be left on the ground as it attracts vermin.

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 (including persistent barking) 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.

22. Nothing in rule 20 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

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. You must protect all external water pipes from potential frost damage.

25. You must not interfere with Fire Points, which are for the use only in case of emergency and notify the Park Owner if any extinguishers have been discharged.

Visitors, Vehicles and parking

26. You must drive all vehicles on the park carefully and within the displayed speed limit.

27. You must not park more than one vehicle on the park. These rules do not have retrospective effect. If the keeping of more than one motor vehicle was permitted by the park owner for an occupier prior to commencement of these rules, that occupier will not be treated as being in breach when these rules take effect. However, when the occupier leaves the park, any subsequent occupier or owner will have to comply with rule 27.

28. You are responsible for the conduct of visitors and their children and that they are made aware of the park rules.

29. You must not park on the roads or grass verges.

30. You must not park anywhere except in the permitted parking spaces. Visitors' vehicles must at all times be parked in authorised visitor parking areas.

31. Other than for delivering goods and services, you must not park or allow parking of caravans or motor caravans, trailers, commercial vehicles of any sort on the park, including: taxis, light commercial or light goods vehicles as described in the vehicle taxation legislation and vehicles intended for domestic use but derived from or adapted from such a commercial vehicle, with the exceptions of commercial vehicles operated by the park owner.

32. 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 and tested in accordance with the requirements of law and is in a roadworthy condition.

33. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

34. 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 and Drugs

35. 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.

36. The use of narcotics and drugs (other than those medically prescribed) is not allowed at the park.

External Decoration and alterations

37. 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 texture, finish or colour-scheme.

38. Any external or structural alteration of, or addition to the park home or plot must be approved by us in writing (approval will not be withheld or delayed unreasonably). This includes roof alterations, satellite dishes, TV or radio aerials, conservatories, extensions, porches etc.