



SITE RULES FOR DOLLEY'S HILL 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 home owner 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 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 24, about the colour 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 a retrospective effect. Accordingly:

- they are to apply only from the date on which they take effect.
- 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.

Conditions of the pitch

1. You must not erect or install any hard landscaping, porches, fences or other means of enclosure unless you have obtained our approval in writing (which will not be unreasonably withheld or delayed).
 - a) 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.
 - b) No impediment of any kind shall be placed on the land adjacent to, or adjoining the site perimeters.
2. You must not have, or use any external fires, including incinerators within the boundary of the park.
3. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
4. You must not keep explosive substances on the park.

Storage

5. You may only have one storage shed on the pitch. Where you source the shed yourself, the design, standard and size of the sheds must be approved by us in writing. A second shed may be permissible if written approval is given (approval will not be unreasonably withheld or delayed).

6. You must position the shed so as to comply with the park's Site Licence and fire safety requirements. The footprint of the shed must not exceed 6' x 4' except by written permission of the Site Owner (approval will not be withheld or delayed unreasonably). In the event of the Mobile Home being sold, the shed may be transferred, provided it is in good condition and complies to the standard required.
7. 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

8. The Occupier is responsible for the disposal of all household, recyclable and garden waste in the approved containers through the local authority service.
 - a) Refuse, in tied bags, is placed in bins provided outside the main entrance to the park.
 - b) Recycling must be in the correct coloured sacks provided by the Council.
 - c) Food waste must be put in food waste bins. The items for (b) & (c) must be placed at the end of your garden path on collection day.
9. You must not deposit any waste or rubbish other than in the local authority approved containers on any part of the park (including any individual pitch).

Business Activities

10. 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.

Age of occupants

11. This park is primarily for the retired and semi-retired, but no person under the age of 45 years may be accepted as permanent resident, or reside in a park home, with the exception of the park owner and their family, the park warden etc.

Noise Nuisance

12. 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 8am.

Pets

13. No dogs will be permitted on the park. A new home owner may come onto the park with no more than one cat which they already own and may keep for as long as they wish but they shall not be permitted to replace the pet or acquire another pet. Existing cat owners on the park may not replace their pet.
14. Nothing in rule 13 of these park rules prevents you from keeping an assistance dog (for example, Guide dog, Hearing dog etc) 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. would comply with these rules.

Water Supply

15. Where water is not separately metered at the park home, or not separately charged, you must not use hoses, except in the event of a fire.
16. You must only use fire point hoses in case of fire.
17. You must protect all external water pipes from potential frost damage.

Vehicles and parking

18.
 - (a) All vehicles must be driven with care on the park, not exceeding the maximum speed limit of 10mph.
 - (b) Vehicles must be kept to authorised parking spaces and roads, without causing obstruction.
19. You must hold a current driving licence and be insured to drive your 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.
20. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned, disused or unroadworthy.
21. You must not carry out the following works or repairs on the park:
 - (a) major vehicle repairs involving dismantling of part(s) of the engine / gearbox etc.
 - (b) works which involve the removal of oil or other fuels.
22. You are responsible for removing any accumulations of oil/fuel droppings on your allocated parking space before the macadam surface needs attention.

Weapons

23. You must not use or display guns, firearms or 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

24. Home owners must maintain the exterior of their park home in a clean and tidy condition. Where the exterior is painted or recovered, home owners must use reasonable endeavours not to depart from the original exterior colour scheme.

Washing

25. Washing must not be hung out to dry on Sundays.

Insurance

26. You must show to the park owner, confirmation of current insurance for your park home on an annual basis.

Contractors

27. You must ensure that any contractors carrying out works on the park on a residents behalf, must have adequate Public Liability Insurance cover, before any works are commenced, a copy of their Public Liability Insurance must be produced to the Park Owner.