

PARK RULES FOR TRIPPS END MOBILE HOME PARK

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.

The rules also apply to any occupiers of park homes who rent their home.

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 To be confirmed once despatched to local authority.

- 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.

These rules also apply (for so long as they live on the park) to the park owner and any employees, with the exception of the following rules [12+ 18].

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 they are less than 1 metre high (3ft) as stated in our site conditions. 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. 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.
5. You must not keep explosive substances on the park.
6. No extra buildings or extensions to be erected as per site conditions.

7. No tenant shall change the mobile home for any other mobile home without obtaining the site owner`s consent.

8. 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.

9. You are responsible for the disposal of all household, recyclable and garden waste in 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.

10. 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).

11. 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.

12. No person under the age of **50** years may reside in a park home *[WHERE RELEVANT, with the exception of the park owner and their family, the park warden etc].*

13. No children to be accommodated in the mobile home.

14. No other person to take up residency without prior permission of the site owner.

15. No sub- letting allowed.

16. All rents to be paid on date due unless paid calendar monthly – Residents that pay on a calendar month basis can also pay their electricity and gas bills at this time. All other residents to pay within 4 weeks of account received.

17. 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 10.00pm and 8.00am.

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

- Not more than **1** dog(s) (other than any of the breeds 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 other users of the park. You must keep any dog on a leash and must not allow it to despoil the park.

- Not more than **2** domestic cat(s). You must keep any cat under proper control and must not permit it to frighten other users of the park, or to despoil the park.

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. A similar requirement not to cause a nuisance applies to tenants and again this includes the behaviour of pets and animals.

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.

A new homeowner may come onto the park with not more than one dog or 2 cats (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991) [*WHERE RELEVANT (important to consider the views of homeowners / occupants on this issue): Rule 18 does not apply to pets owned by the park owner and their family, the park warden etc.*].

19. Nothing in rule 18 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.

20. You must only use fire point hoses in case of fire.

21. You must protect all external water pipes from potential frost damage.
22. You must drive all vehicles on the park carefully and within the 5 mph displayed speed limit.
23. You must not park anywhere except in the permitted parking spaces.
24. 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 in accordance with the requirements of law and is in a roadworthy condition.
25. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
26. 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.
27. 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.
28. Homeowners and occupiers who rent their homes must maintain the outside of their park home & garden in a clean and tidy condition. This includes making sure that all trees, bushes & shrubs are kept less than 6ft and not over hanging the roads, vans, neighbouring vans or near any electrical wiring.