

C8L055

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**RESIDENTIAL PARK RULES FOR**  
**MILL HOUSE PARK, NEWCASTLE AVENUE, WORKSOP, NOTTS. S80 1NP**

**01. INTRODUCTION**

The following rules are in place to assist with the good management of the park, and for the benefit of all who use it. Please note that these rules form part of the Agreement by which you occupy your pitch in accordance with the Mobile Home Act 1983 (as amended).

The rules are designed to ensure that all park home residents may live peacefully in unspoilt surroundings and have not been designed to place unnecessary restrictions on residents. We are sure that, provided the rules are accepted and adopted in the right spirit, our park will continue to provide a fair and safe environment for all.

**02. SITE LICENCE**

Everyone using the park is required to comply with the regulations of the site Licence, water authority or any other statutory authority.

**03. PARK HOMES**

Only park homes (mobile homes built to British Standard 3632) of proprietary manufacture, that is to say not home made, which conform to the statutory definition of a caravan contained in the relevant legislation (details available on request from the park owner), are permitted on the park in accordance with the planning permission for the use of the land. Wheels must not be removed nor the home repositioned without the written consent of the park owner. No external alteration of or addition to a home or pitch is permitted without prior written approval of the owner.

**04. CONDITION OF THE PARK HOME**

Homes must be kept in a sound state of repair and the outside of the home maintained in a clean and tidy condition. The external decoration and colour must not be changed without the written consent of the park owner and must be kept in good order.

Homes must be maintained at all times in a suitable condition in the event that they have to be moved from one pitch on the park to another.

**05. CONDITION OF THE PITCH**

Park home owners must maintain their pitch, including any outbuildings, belonging to or enjoyed with the pitch, in a clean and tidy condition. For reasons of ventilation and safety the underneath of each home is to be kept clear and not used as a storage space. Private gardens must be kept neat and tidy. Fences or other means of enclosure are not allowed without the approval of the park owner.

## **06. ALTERATIONS TO THE HOME OR PITCH**

Park home owners must not, without the prior written consent of the park owner, carry out any of the following:

- a. change the external colour and decoration of the home
- b. carry out any building works, external alterations of, or addition to the home except for any repairs or maintenance
- c. paving or hard standing, including the formation of a pond
- d. plant, fell, lop, top or prune any trees or large shrubs
- e. erect any poles, masts, wires, dishes or communications receiving equipment

A form is to be obtained from the park owner and completed by both parties (including any third party contractors) before any permissions are deemed to have been approved. The park owner reserves the right to request that any works which have been carried out without his / her consent are returned to the original state at the expense of the resident.

## **07. PUBLIC PLACES**

Public places, paths, roads etc should not be littered in any way.

## **08. FIRES**

External fires, including incinerators are not allowed in any areas of the park.

## **09. FLAMMABLE SUBSTANCES / FUEL**

No inflammable or explosive substances may be kept on the park home owner's pitch except in quantities reasonable for domestic use. All types of fuel storage, protection and screening must be approved by the park owner before purchase or construction and be capable of removal by the park home owner on vacation of the pitch.

## **10. METAL SHEDS, PORCHES, GARAGES ETC.**

Porches, sheds, garages, covered walkways, car ports, outbuildings, fences, fuel bunkers or other structures are only permitted with the prior written consent of the park owner, and where permitted must be of a design, size and standard approved by the park owner, and must be maintained in good repair and appearance. Metal sheds only. The erection or installation of any such buildings or structures may be contradictory to the conditions of the planning consent or site licence (or both) which have been granted for the park.

## **11. REFUSE**

The park home owner is responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Containers must not be overfilled and must be placed in the approved position for the local authorities regular collections.

The deposit of any refuse or un-roadworthy vehicles on any part of the park owners land is strictly prohibited.

## **12. COMMERCIAL ACTIVITIES**

No commercial enterprises or business activities may take place on the park without the prior written permission of the park owner. If permission is granted, it may also require the park owner to obtain approval from the appropriate authority. "Business activity" also includes the overhaul and repair of vehicles, mobile retailing vans e.g. grocery, fast food etc.

## **13. VISITORS TO THE PARK**

The park is private property, and the park owner reserves the right to refuse entry to any persons other than residents and bona fide guests of the residents. No sales people or traders may enter the park without first obtaining permission from the park owner. The occupier is responsible for the conduct of children in his/her custody and of visitors.

## **14. TENTS, MOTOR HOMES, TOURING CARAVANS, BOATS, TRAILERS AND COMMERCIAL VEHICLES**

Park home owners or their guests are not permitted to erect tents or park motor homes, touring caravans, boats, trailers or commercial vehicles on individual plots or public areas without prior written approval of the park owner.

## **15. LIABILITY AND INSURANCE**

If the park home owner is in breach of their Agreement, and as a result the park owner incurs costs, the park home owner must pay all reasonable costs resulting from claims, charges and expenses reasonably incurred in relation to the breach of the agreement.

Park home owners must insure and keep the park home insured with an organisation that it registered with the Financial Services Authority against loss or damage by fire and liabilities to other people and property.

Park home owners must produce a copy of the insurance policy to the park owner upon request together with any other evidence that the site owner may reasonably request as proof of insurance.

## **16. NUISANCE**

Park home owners must not do, or allow to be done, anything on the park which may be or become a nuisance to or cause annoyance, inconvenience or disturbance to, the park owner or anyone else who lives on or uses the park.

Park home owners must not cause damage to any property belonging to the park owner or anyone else, or to any adjoining or neighbouring property, and must not use or permit the park home to be used for illegal or immoral purposes.

Park home owners must not do, or allow to be done, anything on the park which may be a criminal offence.

No persons under the age of 50 are permitted as permanent residents, however park home owners will be held responsible at all times for the conduct of any visiting children, grandchildren or friends of, who must not be permitted to play around any public areas, on the car park, roads or in the entrance to the park.

Musical instruments, CD players, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30 pm and 8.00am.

### **17. OCCUPANTS OF THE PARK**

The park homes owner must not permit a greater number of persons to live in or occupy the park home than the maximum number specified in the Written Statement.

The park home must not be hired and accommodation must not be rented to paying guests.

There must be no subletting or parting with possession of the whole or part of the park home or pitch.

No persons under the age of 50 may reside in the park home.

### **18. VACANT PITCHES**

Access is not permitted to vacant pitches. Building materials, equipment and/or plant must be left undisturbed.

### **19. VEHICLES**

All vehicles must be driven carefully on the park and not exceed the displayed speed limit.

Parking is not permitted on the road or on the grass verges.

Park home owners and other permitted entrants may bring vehicles on to the park. The park owner will not be liable for any theft or damage unless arising from their own negligence or other breach of duty.

Vehicles must be kept to authorised parking spaces.

All vehicles must be taxed and insured as required by law (Road Traffic Act) and be in running order.

All drivers on the park must hold a current driving licence for the category of vehicle driven on the park.

Disused / un-roadworthy vehicles must be removed from the park and the park owner reserves the right to remove any vehicle, which is apparently abandoned without the consent of the vehicle owner.

No major repair may be permitted on the park owners land. Motor oil and other fuels of that nature must not be discharged into the drains or onto the roads or car park.

### **20. PETS**

Only one dog per park home (or pitch) is allowed on the park. Dogs must be kept on a lead at all times, and not allowed to roam freely around the site. No more than one cat. Use must keep any cat under proper control and not allow it to frighten other users to the park or to despoil the park. No more than 2 birds are allowed and they must be kept within the park home.

## **21. SERVICES**

The park home owner must not permit waste water to be discharged onto the ground.

Hosepipes are allowed, but usage should be kept to a minimum where possible.

All external water pipes must be lagged by the park home owner against potential frost damage; the park home owner will be liable for any loss of water due to their failure to do so or from any other failure on the section of the water service for which the park home owner is responsible i.e. from the ground level upwards. Any leaks should be reported to the park owner as soon as they are detected.

The park home owner is responsible for the sewerage connection from the ground level upwards, for electrical connections and gas connections from the meter housing. Owners are responsible for ensuring that electrical, solid fuel, oil or gas installations comply at all times with the requirements of the relevant current legislation. It is recommended that all work on gas, electricity and water systems be carried out by suitably qualified persons.

## **22. FIRE PRECAUTIONS**

All park homes must be equipped with a fire extinguisher / blanket and a smoke alarm which complies with current day standards.

## **23. GUNS / FIREARMS**

Guns, firearms or offensive weapons of any description must not be used on the park and must only be kept with a licence from the appropriate police authority and the written consent of the park owner.