

#### Head Office

Five Acres Park Home Estate,  
Gibbet Hill Lane,  
Scrooby,  
Bawtry, Doncaster  
DN10 6BQ



Phone: 01302 710494 OR 07706279198 / 07841537138

Email: sales@adamsparkhomeestates.com

### Park Rules for Five Acres Park

In these rules:

"occupier" means anyone who occupies a park home, whether under an Agreement to which the Mobile Home 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 Mobile Home Act 1983, as amended.

With one exception the rules also apply to any occupiers of park homes who rent their home from site owner.

The only rule which does not apply to occupiers who rent their home is rule 1 about the colour of exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

1. 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 consent of the park owner and must be kept in good order. External decoration should be carried out a minimum of every five years (In light pastel colours only).
2. The underneath of the mobile home must be kept clear and not used for storage.
3. It is the responsibility of the park home occupiers to keep their plot and gardens clean, neat and tidy.
4. Porches, sheds, garages, outbuildings, fences or other structures are only permitted with the prior written consent of the park owner (which will not be unreasonably withheld) and where permitted must be size and design approved by the park owner. 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. Any old existing of the above when replaced, must be replaced with one of non-combustible construction.
5. All external water pipes/taps must be lagged by park home owners against frost damage: the occupier will be liable for any loss of water due to their failure to do so from any other failure on the section of the water service for which the occupier is responsible, i.e from ground level upwards.



6. As park owners, we are responsible for the electricity supply infrastructure as far and including the individual park home's meter box. Occupiers are reminded that they must not tamper with any part of the electrical infrastructure or the meter. If tampering with the meter results in a distortion of the apparent units used to the benefit of the occupier the issue will be treated as a criminal act and the police will be asked to deal with the matter.
7. Occupiers are asked not to discharge any material or liquid into the drainage systems which has the potential to cause blockage or damage to the drains in general, and/or street gullies and road drains. Park home owners are advised that where blockage or damage to the drains has occurred and the occurrence can be related to a particular park home or occupier, that park home owner or occupier will be charged for any remedial work required.
8. The park owners shall not be liable for any temporary failure or lack of any services or facilities supplied to the park, the pitch or the park home if attributable to any breakdown or to any cause whatsoever outside the park owners control.
9. No commercial enterprise or business activity may take place on the park without prior written permission from the park owner.
10. The park home owner must insure and keep insured the mobile home, through an organisation which registered with the Financial Services Authority, against loss or damage by fire and liabilities to other people and property. A copy of the insurance certificate must be produced by the park home owner at the park owner's request.
11. Park home owners must not do or allow to be done anything on the park which may:
  - i. Be or become a nuisance to or cause annoyance, inconvenience or disturbance to the park owner, his employees or anyone else who lives on or uses the park.
  - ii. Cause damage to any property belonging to the park owner or anyone else.
  - iii. Use or permit the park to be used for illegal or immoral purpose.
  - iv. Be a criminal offence. (Any instances of above may result in police action and manager / site owner must be notified within reasonable hours)
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. Rents must be paid weekly or monthly. Arrears are not acceptable. (Rents to be paid in site office on Saturdays, office hours 9:30am till 11:30am)
14. Pets are permitted but must be kept under proper control and not allow fouling of the park. Dogs will be permitted with the prior written permission of the park owner and must be kept on a lead at all times outside of the pitch.

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

  - i) Not more than 2 dogs (other than any of the breeds subject to the Dangerous Dogs Act 1991) You must keep any dog under proper control and you must not permit it to frighten other users of the park. You must keep your dog on a leash not exceeding 1m in length and must not allow it to foul within the park.



- ii) Not more than 2 domestic cats. You must keep any cat under proper control and not allow it to frighten other users to the park, or to foul within the park.
  - iii) Not more than 2 budgerigars which you must keep within the park home. No outdoor aviary is allowed.
15. The park home owner must not permit a greater number of persons to live in or occupy the home than maximum number recommended by the manufacturer.
  16. There must be NO subletting or parting with possession of the whole or part of the park home.
  17. The occupier / employee is responsible for the conduct of children in his/her custody and of visitors, for their own safety and welfare, all children must be supervised around the site and no riding of bicycles or scooters to be ridden around parked vehicles.
  18. People, property and vehicles are admitted to the site on the condition that the owners of the site shall NOT be liable for loss or damage to them. The owners accept No responsibility for any accident to person, property or animal whilst on the owner's property.
  19. Everyone using the park is required to comply with the regulations of the site license, water authority or any other statutory Authority.
  20. All vehicles must be driven carefully on the park. Drivers must not exceed the park speed limit of 5 miles per hour. Vehicles must only be parked in the allocated spaces or on the pitch where there is allocated parking space. **Roads must be kept clear at all times for emergency vehicles access.**
  21. All vehicles must be taxed and insured as requires by law and be in running order with valid MOT (if appropriate)
  22. At no time must a camper van, motorhome, caravan, trailer tents, be parked or stored on the residential park at any time other than for short term loading and unloading purposes.
  23. All drivers on the park must hold a current valid driving licence.
  24. Commercial vehicles of any size may only be parked on the park with prior written permission of the park owner. (Unless for short term loading / unloading purposes ONLY)
  25. Guns, firearms or offensive weapons of any description must not be used on the park and must only be kept with licence from the appropriate police authority and the written consent of the park owner.
  26. If external contractors are to be employed to carry out work to the mobile home. In order to maintain a safe and secure environment for all residents and the site owner and to prevent rogue traders and unsafe practices etc. We advise you use a competent qualified trades person / company to do so. **(Help and advice can be given on request)** Also any ground work or deep digging please ask for advice as to prevent possible damage to any underground services etc.
  27. 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.

28. 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)
29. No waste whatsoever to be dumped on any proportion of land belonging to the park site owner this includes the land to the rear of the site.
30. Under NO circumstances are bonfires to be lit. You must not have external fires, including incinerators, burning bins. 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. (BBQ and chiminea can be used responsibly if kept attended at all times at a reasonable distance from any combustible structure with a fire extinguisher nearby)
31. 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.
32. The site owner or his /her representative(s) must ensure that all the communal areas of the site are kept in clean and tidy state at all times.
33. At least 7 days' notice to be given to park home owners (except in an emergency) in respect of any work to be carried out around their park home.
34. Long grass and vegetation on the site to be cut at frequent intervals to prevent it becoming a fire hazard.

**Residents are expected to comply with rules and regulations.  
Failure to do so could result in legal action.**

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|-----------------------------------|----------------------------------|
| <b>Residents Signature:</b> ..... | <b>Site Owner:</b> .....         |
| <b>Residents Full Name:</b> ..... | <b>Or</b>                        |
| <b>(PRINT):</b> .....             | <b>Managers Signature:</b> ..... |
| <b>Dated:</b> .....               | <b>Dated:</b> .....              |