

PARK RULES FOR ANCHOR PARK – THE GARDEN VILLAGE & THE SECRET GARDEN

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 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 34 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 retrospective effect. Accordingly:

- they are to apply only from the date on which they take effect, which is 6th January 2015; 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.

These rules also apply (for so long as they live on the park) to the park owner and any employees, with the exception of some rules.

Condition of the Pitch

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. The frontage of each plot must be 'open plan' either a low hedge or fencing is recommended. Any fences erected along the frontage of the plot must be white plastic. You must obtain our approval in writing for any fences in other areas made from different materials (approval 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. Shingle and concrete may play a minor part in the landscaping of your garden. No more than 50% of your plot may consist of shingle, concrete or impervious materials. All tenants should retain at least 50% of their plot as either lawn or cultivated flower beds.

4. Rotary lines should be folded away when not in use, especially when they are not screened from view from the roadway. A rotary line cover can be a useful, tidy addition. Plastic garden furniture must also be stored or covered when not in use.

5. You must not have external fires, including incinerators. The use of conventional BBQs is permitted but the use of disposable BBQs is not.

6. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.

7. You must not keep explosive substances on the park.

Storage

8. You must not have more than one storage shed on the pitch. Where you source the shed yourself the design, standard and size of the shed must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed [10'x8']. All new plots will be provided with a 6'x8' (10'x8' in special circumstances) 'Trimetals' storage shed. All wooden sheds should be replaced with 'Trimetals' sheds if homes are sold.

9. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 8 and any receptacle for the storage of domestic waste pending collection by the local authority.

10. 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

11. 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. Residents must return refuse containers to their property once they have been emptied.

12. 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

13. 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

14. No person under the age of 50 years may reside in a park home *[with the exception of the park owner and the park warden and their families which reside in the park home]*.

Noise Nuisance

15. 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

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

- Not more than one dog (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 not exceeding 1m in length and must not allow it to despoil the park.
- Not more than one domestic cat. 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.

17. External pet accommodation is prohibited.

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 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.

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.

Additional/optional Pet Rules

A new homeowner may come onto the park with not more than one dog or cat (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991) 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.

[Rule 16 does not apply to pets owned by the park owner and the park warden and their families who reside in the park home].

18. Nothing in rule 16 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

19. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire (see note 20).

20. You must only use fire point hoses in case of fire. We have been advised by the Fire Authorities for safety purposes that residents aged over 50 should not attempt to use these hoses even in the event of a fire.

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

Vehicles and parking

22. You must drive all vehicles on the park carefully and within the displayed speed limit, being 10 mph.

23. You must not park on the roads or grass verges. Parking on the road, immediately in front of one's home to unload shopping, is acceptable. The patience of other drivers is requested in these situations.

24. You must not park anywhere except in the permitted parking spaces.

25. Each homeowner is allocated a designated parking space for one vehicle only. Homeowners with a second vehicle permanently parked on the site may have the option of renting a garage.

26. You must not park anywhere except in the parking space allocated to your home.

27. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:

- 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 and the park warden and their families who reside in the park home].

28. 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.

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

30. 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.

Vacant Pitches

31. You must not have access to vacant pitches and must not disturb building materials and plant.

Fire Precautions

32. You are recommended to have in your park home a fire extinguisher, fire blanket, carbon monoxide detector and smoke detector. All conforming to the relevant British Standard.

Weapons

33. 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.

External Decoration

34. 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 colour-scheme.

35. We advise that tenants do not plant trees which might grow to a height of more than 15' nor plant trees whose roots thrive on water and may block the drains (for example willow).

36. Any vegetable patches should be located at the rear of the plot.

37. The 7' high beech hedge which divides the Park is managed by the owners. Residents are requested not to locate shrubs, flower beds or obstacles within 3' of the hedge. This gap is necessary for cutting/maintenance.

38. Owners whose plots are adjacent to the soak dyke along the east and south side of the Park have access only to the middle of the dyke which forms the Park boundary. You are not entitled to walk on the opposite bank.

39. Residents should not install any timber decking or similar structure which would contravene the rules regarding fire risk.

40. Fence panels should not be installed on another plots boundary. For the purpose of dividing plots a hedge may be installed.

41. The minimum distance between 2 park homes is 6m (19'6"), a hedge between 2 properties in this instance must be no more than 1 meter in height. Homes which are further apart than 6m may allow a dividing hedge to grow to a greater height but the homeowner must consult the lead officer at the Environmental Health Department at the local council for guidance on acceptable hedge heights.

42. You should allow a space of at least 12" between a hedge fronting your plot and the road curbing. Plants/shrubs within this area should be soft so as not to scratch or damage any new home being delivered to the site.

43. You need to obtain a relevant safety certificate for any electrical work carried out upon your plot (garden ornaments/ponds/sheds).

44. Most plots have a space on one side of 10' and 13' on the other. In this instance it is normal to locate your patio area on the wider side using this space of your rotary line/outdoor dining etc. Garden sheds can be positioned to provide a screen. When locating a shed it is important to consider the design of one's immediate neighbours home i.e. front door/lounge/bedroom windows.

45. You should not plant leylandii shrubs or hedging. These are extremely flammable.

General

46. The owner is responsible for the behaviour of any guests or visitors.

47. No ball games or the use of the road as a cycle track are permitted.