

PARK RULES

Innisfree 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 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 the paint colour of the exterior.

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 the 9th 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 front of each plot must be 'open plan' with no buildings or sheds of any kind.

The front aspect of your plot, may have either a low hedge (kept cut and no more than 3 foot tall and not extending into the roadway) or a low fence constructed of 'timber post and rail or picket style' or it may be panel fencing which sits on top of concrete weather boards and within concrete fence posts. In any event the front fence is to be 3 foot tall in height.

The rear aspect of your plot must be panel fencing (of the same style mentioned above) with concrete posts, with the panels resting on concrete weather boards (the panels being a maximum of 6 foot 6 inches tall).

The side aspects of the plot must again be fenced with the same style panels within concrete posts and on concrete weather boards, but the height of the panels and posts will range in height. From the front of the plot to a distance of half way along the sides of the plot the 'front half of each side' can have panels and posts of no more than 4 foot tall or post and rail or picket fencing as mentioned above (4 foot tall). The rear half of each side aspect can have panels and posts up to a maximum of 6 foot 6 inches in height.

No fences are to be painted any colour. Fencing may be treated with a 'clear wood preservative' as and when appropriate but must not be painted or treated in any dark wood preservative or dark stain so they remain a natural wood colour.

You must obtain the site operator's approval in writing and in advance of your wish for any fence to be constructed of any different material/s. (such as brick). 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 comply with the park's site licence and fire safety requirements and approved by us in writing (approval will not be unreasonably withheld or delayed). 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 foot x 8 foot*.

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

10. You must ensure that any shed 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. If you have more waste than the local authority provided bins can accommodate you must immediately make arrangements for its removal from the site as it can attract vermin and cause odour and is unsightly.

12. You must not deposit any waste or rubbish on any part of the park (including within your plot).

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. There is no age restriction on the park.

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. You must not permit it to frighten other users of the park. Beyond the perimeter of your plot you must keep any dog on a lead not exceeding 1m in length and must not allow it to despoil the park, failure to clear up and remove from the park any dog mess may result in legal action with a view of potential eviction from the park.

- Not more than two domestic cats.

- Fish ponds are prohibited.

- You may keep within your park home, caged birds or other small animals that are housed in a cage or fish within an aquarium, but they must reside within the property and must not be outside of the home and must not cause nuisance or disturbance to other residents.

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 their 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.

Caveat for new residents purchasing a home on the park:

A new homeowner may come onto the park with not more than two dogs (Dog/s of any of the breeds subject to the Dangerous Dogs Act 1991 are prohibited) which they already own and may keep for as long as they wish but they shall not be permitted to replace any pet or acquire any pet thereafter if it would cause them to breach the rules as set out in rule 16 (as above).

Rule 16 does not apply to pets owned by the park owner and the park warden and their families who reside on the park.

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. The use of mains supplied water on site is restricted for domestic use only. It is not permitted to be used for washing vehicles, gardening etc.

20. Water Butts are recommended for capturing rain water from rain gutters and this water is better suited for gardening etc.

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. Temporary parking on the road for delivery and collection purposes is permitted while carrying out the delivery or collection only. Overnight parking on the road is not permitted as the roads must be kept free for emergency services and safety in general.

24. Overnight, you must not park anywhere except within permitted parking spaces.

25. Each property is allocated its own designated parking area usually within the confines of the plot itself. In some cases where the plot has no provision for parking the designated parking spaces are within a car park area on the site. Only two vehicles per property are permitted.

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

27. Other than for the delivery of 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 on the park.]

28. If keeping a vehicle on the park you must hold a current driving licence and any such vehicles must be fully insured that are 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 un-roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any such vehicle which seem apparently abandoned.

30. You must not carry out the following works or repairs on the park:

- (a) major vehicle repairs involving dismantling of vehicles.
- (b) works which involve the removal of oil or other fuels.

Vacant Pitches

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

Fire Precautions

32. You are recommended to have in your park home a fire extinguisher, fire blanket, carbon monoxide detector and smoke detector and they must all conform to the relevant British Standard and remain 'fit for purpose.'

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 the relevant licencing regulations.

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 foot tall nor should they plant trees whose roots thrive on water and may block drains (for example willow).

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

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

38. Park Homes are only to be occupied by owner occupiers and not to be let or sublet to any other third parties [with the exception of the park owner, his partner, and his two direct children who already own and let park homes on site and to which this ruling will not apply].

39. The minimum distance between two park homes is 6 meters (19 foot 6 inches). A hedge between two properties in this instance must be no more than 3 foot tall.

40. You should allow a space of at least 12 inches between a hedge fronting your plot and the road curbing (if any). Trees, Plants and shrubs within this area should be soft so as not to scratch or damage any passing person or vehicles in general.

41. You need to obtain a relevant safety certificate for any electrical work carried out upon your home or your plot (including garden ornaments, sheds etc.).

42. Garden sheds can be positioned to provide a screen. When locating a shed it is important to consider the design of one's immediate neighbour's home (i.e. position of front door/lounge/bedroom windows.) and seek agreement in writing with the site operator. In any event any such shed must comply with the site licence and fire regulations (as previously mentioned).

43. You should not plant leylandii shrubs or leylandii hedging or other extremely combustible plants and they pose a significant fire risk.

General

44. The home owner is responsible for the behaviour of their guests or visitors whilst on the park.

45. No ball games or the use of the road as a cycle track are permitted on the roadways.

46. The Government has set out new rules and conditions within 'The Mobile Home Act 2013', with regards to the sale procedure and the sale and purchase of mobile homes on parks. It is the responsibility of person wishing to sell a home on a park that they adhere to the new rules within The Mobile Homes Act 2013 and thereafter any replacement to this act. It must also be noted that the continuance of the site operator receiving the continued 10% commission remains in place and as such the seller and purchaser and their respective agents must take note of this continued requirement to see this is honoured. The obligation of paying the 10% commission lies with the 'purchaser'. The obligation of making the purchaser aware of this obligation remains with the 'seller' on selling. It is also the responsibility of the seller to make any potential buyer aware of the rules and the obligations that they will have to adhere to. It is advised that you check for clarification by seeking independent professional legal advice from an estate agent or solicitor.