

PARK RULES FOR MILL FARM 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.

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 4th October 2014 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.

Condition of the Pitch

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use as storage space.
2. Fences or other means of enclosure are not allowed unless they comply with the Site Licence conditions that were applicable on the date of installation and homeowners also have the approval in writing from the park owner (which will not be unreasonably withheld or delayed). No fences are permitted in the front gardens.
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.

Storage

6. Storage sheds, fuel bunkers and other structures are permitted on a plot but must be non-combustible. The design, size and standard of the shed must be approved by the park owner, in writing (approval will not be withheld or delayed unreasonably). You must position the shed or other structure to comply with the park's Site Licence conditions and fire safety requirements.
7. You must ensure that any shed or other structure erected in the separation space between park homes is of non-combustible construction and position 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

Where waste is collected by the local authority

8. 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
9. 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). Refuse or unroadworthy vehicles on any part of the park is strictly prohibited.

Business Activities

10. 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

11. No person under the age of 45 years may reside in a park home. Mill Farm Park is a semi-retired and retirement Park, so the sale of homes on the Park to a young person(s) is not allowed, nor is a sale allowed if a family member is under the age of 30 years.

Noise Nuisance

12. Any form of noise, including but not limited to music and vehicular, must not cause a nuisance to other occupiers, especially during the hours of darkness.

Pets

13. Dogs are not permitted. All other pets must be kept under proper control and you must not permit them to frighten other users of the park or allow them to despoil the park.

Water

14. All external water pipes must be lagged by homeowners against potential frost damage; the homeowner 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 homeowner is responsible, i.e. from ground level upwards. Fire point hoses must only be used in the case of an emergency.

Vacant Pitches

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

Vehicles

16. You must drive all vehicles on the park carefully and not exceed the speed limit of 10 mph.
17. You must not park on the roads or grass verges.
18. You must not park anywhere except in the permitted parking spaces.
19. As required by law (Road Traffic Acts and any replacement legislation):
 - a. All vehicles used on roads on the park must be taxed and insured and be in a roadworthy condition.
 - b. All drivers on the park must hold a current driving licence for the category of vehicle driven on the park.
 - c. The parking of second cars is subject to the park owner's approval, which may not be unreasonably withheld.
 - d. The road on the park is a private road and no learner driver, even under supervision, is allowed to drive thereon.
20. Disused/unroadworthy vehicles must be removed from the park and the park owner reserves the right to remove any vehicle, which is apparently abandoned.
21. The following works and repairs are not permitted on the park:
 - a. Works that involve discharging motor oils and other fuels of that nature into the drains or onto the roads or car park.
22. Other than for delivering goods and services, you must not park or allow parking of motorhomes, touring caravans and 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'Car derived van' will be allowed on the Park if it is for personnel use only, have no form of sign writing, and is in place of a traditional family style car. Under the Road Traffic Regulation Act 1984 (c27) this is defined as being constructed or adapted on a derivative of a passenger vehicle, and has a maximum token weight not exceeding 2 tonnes e.g.: Ford Fiesta van, Vauxhall Corsa van, Fiat Punto van, Renault Clio van.

Weapons

23. 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.

Fire Precautions

24. All park homes must be equipped with a fire extinguisher/blanket which conforms to the relevant British Standard.

General

25. Only Homes of proprietary manufacture which conform to the definitions contained in Caravan Sites Act 1968 and the Mobile Homes Act of 1975 and 1983 are accepted.
26. You must maintain the outside of your park home in a clean and tidy condition. Where the exterior is repainted or recovered you must use reasonable endeavours not to depart from the original exterior colour scheme. Any alteration once complete must not alter the home so it doesn't comply to point 25 (see above).
27. Consent to build Storm Porches is given on the understanding they are only used for that purpose and must comply to the Site Licence Conditions applicable at that time.
28. It is expressly forbidden to build extra rooms for the purpose of increasing living accommodation, the creation of extra bedrooms in Storm Porches, Verandas or Sun Lounges is not allowed in any circumstances. Homes at all times must conform to Schedule 1 of the agreement with the Company.
29. The Mobile Home may be used by you and members of the permanent household and bona fide guests only (and in any event for the occupation of such number of persons as shall not exceed the specified number of permanent berths).
30. You are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the appropriate Authorities.
31. You must keep your private gardens, where permitted, neat and tidy. The planting of trees and shrubs is subject to the Park Owners approval of types and position, in writing (approval will not be withheld or delayed unreasonably). Trees and shrubs may not be cut down, removed or damaged and gardens will be left intact when the Occupier vacates the pitch.
32. You must ensure washing lines are reasonably screened from public view.
33. You are responsible for the conduct of visitors and children to your home and the park.
34. Everyone using the Park is required to comply with the regulations of the site licence, Water Authority or any other statutory Authority.
35. In accordance with Local Authority requirements preference must be given to CAR PARKING, therefore, you must not park or keep trailers on the park.

