

## **PARK RULES FOR APPLEACRE PARK, FOWLMERE**

### **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 32 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 27 November 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 it as a storage space. However, where it is necessary, you are at liberty to store non-combustible items underneath the home providing it is not detrimental to the ventilation of the home.
2. You must not erect fences or other means of enclosure unless:
  - a. For fences between homes, they are less than 1.9m high; or
  - b. For fences facing the access road, they are less than 1.0m high and of *picket or post & rail*And you have obtained our approval in writing (which will not be unreasonably withheld or delayed)
3. 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.
4. You must not have external fires, including incinerators.
5. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
6. You must not keep explosive substances on the park.

### **Storage**

7. You must not have more than two storage sheds 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).
8. You must position the shed(s) so as to comply with the park's site licence and fire safety requirements. The combined footprint of the shed(s) shall not exceed 10 square metres.

## **Note**

These rules do not have retrospective effect. If the keeping of a 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.

## **Water**

20. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.
21. You must only use fire point hoses in case of fire.
22. You must protect all external water pipes from potential frost damage.

## **Vehicles and parking**

23. You must drive all vehicles on the park carefully and within the displayed speed limit.
24. You must not park more than two vehicles on the park.
25. You must not park on the roads or grass verges.
26. You must only park on your own plot or on the car parks provided elsewhere on the park.
27. Other than for the delivering of goods and services, you must not park or allow parking of commercial vehicles of any sort on the park.
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; or
  - b. works which involve the removal of oil or other fuels.

## **Weapons**

31. 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**

32. 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.