

**PARK RULES FOR FAYRE OAKS HOME PARK, HEREFORD**  
**(Effective 5 November 2014)**



**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 30 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 5 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.

These rules also apply (for so long as they live on the park) to the park owner and any employees, with the exception of the following rules 12, 14, 22

**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. In order to promote an open plan layout to the park:

- a) Fences or other means of enclosure may not be erected between homes and roadways.
- b) Fences or other means of enclosure between homes may not be any taller than 6ft 6in and may not be erected within six feet of any roadway. Fences between homes must be graduated such that the first panel is no taller than 3ft 6in, the second panel is no taller than 4ft 6in and the 3<sup>rd</sup> panel is no taller than 5ft 6in.
- c) Fences or other means of enclosure behind homes may not be any taller than 6ft 6in.

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. You must not have more than one storage shed on the pitch. 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 6 square metres.

7. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 6 and any receptacle for the storage of domestic waste pending collection by the local authority.

8. 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**

9. 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.

10. 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**

11. 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**

12. No person under the age of **50** years may reside in a park home with the exception of the park owner and their family or the park warden.

### **Noise Nuisance**

13. 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**

14. You must not keep any pet or animal at the park home or on the pitch except

- a) those which are housed in a cage, aquarium or similar and remain at all times within your home *and*
- b) not more than 1 domestic cat. You must keep any cat under proper control and must not permit it to despoil the park.

15. Nothing in rule 14 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**

16. You must not use the standpipes located around the park without the consent of the park owner.

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

### **Vehicles and parking**

18. You must drive all vehicles on the park carefully and within the displayed speed limit.

19. You must not park more than 1 vehicle on your pitch and not more than 2 vehicles on the park, in total.

20. You must not park on the roads, grass verges or other / empty pitches,

21. You must not park anywhere except in the marked parking areas.

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

- a) light commercial or light goods vehicles as described in the vehicle taxation legislation and
- b) vehicles intended for domestic use but derived from or adapted from such a commercial vehicle

23. You must not park or allow parking of motorhomes or touring caravans on the park.

24. 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.

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

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

- a) major vehicles repairs including dismantling of part(s) of the engine, respraying etc.
- b) works which involve the removal of oil or other fuels.

### **Weapons**

27. 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.

### **Buildings**

28. With the exception of the shed mentioned in item 6 above, no porches, conservatories or other buildings are permitted whether or not attached to the mobile home.

### **External Decoration**

29. 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.