

## Park Rules for Kings Acre Halt Park, Kings Acre Halt, Hereford

### In These Rules:

Occupier means anyone who occupies a park home, whether under a tenancy or any other agreement to which the mobile homes Act 1983 applies. "You" and "Yours" refers to the home owner or other occupier of a park home. "We" and "Ours" 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 who rent their homes. The only rules that do not apply to the above said is Rule 26 about the exterior colour of the home as this would remain the responsibility of the home owner.

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 and no occupier who is in occupation on that date will be treated as being in breach due to circumstances which were 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 exception to the age restriction rule no. 12 .

## Condition of the Pitch

1. For reasons of safety and ventilation the underside of the home and access areas should be kept clear for any required inspection.
2. You must not erect fences or any other form of enclosure unless they are of a standard of current materials to maintain a cohesive and acceptable visual look to the amenity and you have obtained our approval in writing (which will not be unreasonably withheld or delayed). Fences must be positioned so to comply with the parks site licence conditions and fire safety requirements.
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. 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.
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 site licence conditions and fire safety requirements. The separation space is the space between your park home and the neighbouring home.

## Refuse

9. You are responsible for the disposal of all household, recyclable and garden waste in approved containers supplied by the local authority service. You must not overfill containers and must replace them in the approved position for collection.

10. You must not deposit any waste or rubbish other than in approved local authority containers on any part of the park (including any individual pitch).
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 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 other park.

### Age of Occupants

12. No person under the age of 55 years may reside in a park home.

### Noise Nuisance

13. You must not use musical instruments, any forms of recorded music players, radios and other similar appliances and motor vehicle so as to cause nuisance to other occupiers, especially between the hours of 10.30pm and 8.00am.

### Pets

14. You must not keep any pets or animals except the following:
  - Not more than one dog (other than any of the dog 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 and must not allow it to despoil the park.
  - Not more than one 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.
  - No pets are to be kept or housed outside of the park home as the resulting feeding issues can attract vermin and the consequential issues of disease and infection.

## Note

The express term of a homeowners agreement contain an undertaking of the part of the owner 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 nuisance applies to tenants and again this includes the behaviour of pets and animals.

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 which these rules take effect. However, when a pet dies or leaves it can only be replaced if it complies with these rules.

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 Dog UK has issued you with an identification book or other approved evidence.

## Water

16. Where water is not separately metred at the park home or not separately charged you must not use hoses, except in case of fire.

17. You must use fire point hoses and external stand pipes in case of fire.

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

## Vehicles and Parking

19. You must drive all vehicles on the park carefully.

20. You must not park long term other than designated parking with the pitch. Loading, unloading and visitors will be permitted as long as they do not restrict access on roadways to other users, residents and emergency services.

21. Other than for the delivering of goods and services you must not allow the parking of commercial vehicles on the park.

22. 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 law and in roadworthy condition.

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

24. You must not carry out major works or repairs on the park to vehicles involving the dismantling of any parts of the engine or works involving the removal of oil and other fuels.

### Weapons

25. 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

26. Home owners must maintain the outside of their park home in a clean and tidy condition. Where the condition is painted or recovered, homeowners must use reasonable endeavours not to depart from the original colour scheme.