

THE GENERAL ESTATES CO LTD

Park Rules

Thatched Cottage Park

Residential Park rules that form part of the Agreement by which homeowners occupy the pitch in accordance with the Mobile Home Act 1983, as amended.

RESIDENTIAL PARK RULES FOR THATCHED COTTAGE PARK, SOUTHAMPTON ROAD, LYNDHURST. SO43 7BW.

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 “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 of park homes who rent their home.

The one rule which does not apply to occupiers who rent their home is rule 29 about the colour of the exterior of the home, as someone renting their home would not be responsible for the exterior maintenance.

None of these rules is to have retrospective effect. Accordingly:

- they are to apply from the date on which they take effect, which is 1st 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 the following rules (12 and 14).

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. Fences or other means of enclosure must not be erected unless they are less than 900mm in height (fire safety) and you have obtained our approval in writing (which 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. External fires, including incinerators are prohibited although small barbeques are allowed.
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. Not more than one storage shed is allowed 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 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. The park home, the pitch or the park (or any part of the park) cannot be used for any business purpose, and you must not use the park home or the pitch for 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.

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 the park warden and their families who reside in the park home.

Noise Nuisance

13. Musical instruments, all forms of recorded music players, radios and other similar appliances or motor vehicles, generators etc are not to be used 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 pets or animals except the following:
 - not more than one domestic 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.
 - 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 and you must not permit it to frighten other users of the park. You must keep any dog on a leash not exceeding 1m in length and must not allow it to despoil the park.
 - those animals (not dogs of any kind) that are housed in a cage, aquarium or similar and remain at all times within your home.

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 pets and animals.

Rule 14 does not apply to pets owned by the park owner and the park warden and their families who reside in the park home.

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. Where water is not separately metered at the park home you must not use hoses, except in the case of fire.
17. Fire point hoses can only be used 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 and within the displayed speed limit.
20. No more than one vehicle can be parked on the park.
21. You must not park on the roads or grass verges.
22. You must not park anywhere except in your allocated parking space.
23. Other than for delivering goods and services, you must not park or allow parking of any 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.
 - exceptions are made for commercial vehicles operated by the park owner and the park warden and their families who reside in the park home
24. Residents must not park any of the following of any sort on their pitch or anywhere on the park:
 - motor homes of any size
 - touring caravans of any size or description.
 - boats of any size or description.
 - trailer tents of any size or description
 - box trailers of any size or description

Exception is made when the park has facilities to store any of the above and a separate agreement is in place between you and the park owner.

25. 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 the law and is in a roadworthy condition.
26. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
27. The following works or repairs must not be carried out on the park:
 - major vehicle repairs involving dismantling part(s) of the engine
 - works which involve the removal of oils or other fuels.

Weapons

28. 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

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 too far.

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