

Lime Kiln Lane Home Park
(also known as Lime Kiln Lane Estate)

Rules

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.
- “park” refers to Lime Kiln Lane Home Park, also known as Lime Kiln Lane Estate.
- “the pitch” means the pitch occupied by you.

These rules are in place to ensure acceptable and consistent standards are maintained on the park, which will be of general benefit to occupiers, and to promote and maintain community cohesion and an attractive environment. 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 stated below, 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.
- 2) So as to maintain a consistent appearance and create a pleasant environment on the park, you must not erect fences or other means of enclosure other than picket, close board or feather edged wooden fences treated with a brown stain which do not exceed a height of 1.2 metres (or 1.8 metres for fences at the boundary of park) for which you have obtained our approval in writing (which we must not unreasonably withhold or delay). 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) No hedges on a pitch shall exceed a height of 1.8 metres, nor be allowed to encroach beyond the pitch boundary.
- 4) Hedges may only be planted if a plan shall have been submitted and agreed in writing (which we must not unreasonably withhold or delay).
- 5) Hedges shall be managed compact evergreens and conifers or deciduous shrubby plants such as Genus Euonymus (privet), Forsythia, Lonicera, Fagus (beech) or Ribes (flowering currant). Fast

growing shrubby Genus such as Laurocerasus (Laurel) or certain fast growing Salix (willow) will not be allowed.

- 6) None of the following shall be planted on a pitch:
 - i) Fast growing conifers including Cupressus x leylandii
 - ii) Conifers in the Genus Chamaecyparis, Cupressus and Thuja
 - iii) Aggressive fast growing climbers such as Fallopia baldschuanica (Russian vine)
 - iv) Bamboo, save for dwarf bamboos planted in pots provided that they are not allowed to spread into the soil or exceed a height of 1.8 metres.
- 7) You must not have external fires, including incinerators.
- 8) You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
- 9) You must not keep explosive substances on the park.

Storage

- 10) You must not have more than two storage sheds on the pitch. Where you source a shed yourself, the design, standard, specifications, position and size of the shed must be approved by us in writing (which we must not unreasonably withhold or delay). The standard, specifications and the position of any such shed must also comply with the park's site licence and fire safety requirements. Any such shed must be sited on an appropriate cement or sand and slab base. The footprint of any shed shall not exceed 2.75 square metres.
- 11) You must ensure that any 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

- 12) 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 but at all other times keep them within the pitch.
- 13) 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

- 14) 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 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.

Occupiers

15) No persons under the age of 50 years may reside in a park home (with the exception of the park owner who may occupy a park home with his or her family).

Noise Nuisance

16) 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

17) You must not keep any pet or animal at the park home or on the pitch except the following:

- i) Not more than one domestic cat. You are responsible for ensuring that any such cat shall be kept under proper control and not be allowed to despoil the park (or other pitches)
- ii) Not more than two budgerigar(s) or similar caged birds, which must be kept within the park home
- iii) Not more than two rabbits or guinea pigs which must be kept within hutches, cages or similar enclosures
- iv) 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 when walking the dog around the park. You must ensure that your pitch is fully enclosed to prevent a dog escaping into the park.

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 animal. A similar requirement not to cause a nuisance applies to tenants and again this includes the behaviour of pets and animals.

18) Nothing in rule 17 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

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

20) You must only use fire point hoses in case of fire.

21) You must protect all external water pipes from potential frost damage, including the section of the water service on your pitch above ground level.

Vacant Pitches, the Paddock and Common Parts

- 22) You are not permitted to access or occupy for any purpose any vacant pitches or any areas of the park between pitches, nor deposit anything upon any such pitch or area. No parking is permitted on vacant pitches.
- 23) You are permitted access to the paddock at the front of the park, but must respect the privacy of other occupiers and should not cause any nuisance or leave any litter or garden waste on the paddock.
- 24) Barbeques or bonfires are not permitted on the paddock.
- 25) Trees, shrubs, fauna and flora on the paddock or any other parts of the park shall not be disturbed.

Vehicles, Parking and Access

- 26) You must drive all vehicles on the park carefully, within the displayed speed limit and observing all traffic priorities (including any one way system).
- 27) If you have any parking spaces on your pitch, they should be used for parking your vehicles.
- 28) You shall not be entitled to park more than one vehicle on the park unless adequate spaces shall be available on the park. Even if adequate parking spaces are available on the park, not more than two vehicles per home may be parked on the park (disregarding short term visitors).
- 29) Non-designated parking shall only be used for occupier's vehicles and those of their visitors while visiting.
- 30) No parking is permitted on roads or grass verges on the park. It is vitally important that public and emergency services are able to gain access to the park. We reserve the right to remove any vehicle which is creating a nuisance or obstruction.
- 31) Parking is not permitted anywhere on the park except in permitted parking spaces (and access to the paddock at the rear of the park and to garages must be kept clear at all times). Only occupiers of garages shall be allowed to park in front of them.
- 32) Other than for delivering goods and services, vehicles wider than 200cm or longer than 550cm may not be parked on the park or upon the pitch.
- 33) 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.
- 34) Disused, untaxed or un-roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned or untaxed (including any car which is subject to a statutory off road notification).
- 35) The following works or repairs must not be carried out on the park:
 - i) Major vehicle repairs involving dismantling of part(s) of the engine or other major components
 - ii) the removal of fuel
 - iii) the removal of oil or other fluids unless they are removed safely without any spillage and then disposed of in appropriate local authority facilities.

Weapons

36) You must not use of 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 an appropriate licence and they are securely stored in accordance with that licence.

External Decoration

37) Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or re-covered, homeowners must use reasonable endeavours not to depart from the original exterior colour-scheme.

3rd January 2023