

## AVONDALE MOBILE HOME PARK SITE RULES

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 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.

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

- 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 in breach of the rules in existence before that date.

1. Children under 18 years of age are not permitted to reside on the park.
2. Occupiers will be held responsible at all times for the conduct of their visitors, including children.
3. 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.
4. You must not keep any pet or animal at the park home or on the pitch except those which 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 of the park and this undertaking extends to the behaviour or pets and animals. A similar requirement not to cause a nuisance applies to tenants and again this includes the behaviour of pets and animals.

5. Nothing in rule 3 or 4 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.
6. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
7. Only rotary lines are permitted.
8. Access onto individual pitches may be required by the site owner or their agents for the removal or replacement of other homes on the park. Occupiers must not do anything that may prevent or hinder any such movement.
9. No alterations or additions to the plot or pitch without the prior written consent of the park owner, which is not to be unreasonably withheld or delayed.
10. Guns, firearms or offensive weapons of any description shall not be carried, kept or used on the park.
11. All vehicles using the park must be taxed, insured and conform to the relevant Road Traffic Acts for use on the public highway.
12. Drivers must hold a current driving licence and valid insurance.
13. Untaxed, disused and unroadworthy vehicles must be removed from the park. The site owner reserves the right to remove any vehicle that is in breach of this rule.
14. You must drive all vehicles on the park carefully and within the displayed speed limit.
15. You must not park on the roads or grass verges.
16. You must not park anywhere except on your on-pitch driveway or in your allocated parking space.
17. No more than one vehicle can be parked on the park.
18. You must not carry out the following works or repairs on the park:
  - a) Major vehicle repairs involving dismantling of part(s) of the engine.
  - b) Works which involve the removal of bodywork.
  - c) Works which involve the removal of oil or other fuels.

19. Other than for delivering goods and services, you must not park or allow the parking of commercial vehicles of any sort on the park, including:
- Touring caravans;
  - Sign-written vehicles;
  - Light commercial or light goods vehicles as described in the vehicle taxation legislation;
  - Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle;
  - Heavy goods vehicles as described in the vehicle taxation class;
  - Coaches, boats or trailers.
20. All pitches have underground cables, ducts, and pipes providing essential services. It is vital that the occupier does not:-
- a) Dig deeper than 250mm below the existing ground level, nor carry out any digging in the immediate vicinity of the gas/electric meters when the cabling is likely to be very shallow.
  - b) Place any spikes, posts or similar objects in the ground deeper than 250mm.
  - c) At anytime erect or construct any building, wall, fence or structure, or plant any tree or shrub on or over, or in the land immediately above the cables, ducts and pipes.
  - d) At any time do or suffer to be done, anything whereby the cover of soil over, or the support of cables, ducts and pipes be altered, or which may interfere with, or prevent the free access to the cables, ducts and pipes by the site owner, the relevant utility company or their agents, or render access to them more difficult or expensive, or which may cause them damage.
  - e) Allow surface drains to be disturbed or filled in – they must be kept clear.
  - f) Connect natural gas to the meter position alongside the shed/garage. Connection to this can only be made after consultation with the site owner.
21. 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.
22. 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.
23. 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)

24. Underground stopcocks are not to be touched other than by the site owner. Any damage caused will be chargeable to the occupier.