

# Grove Park

## **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.

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 11 October 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.

## **The Park Home**

1. Only park homes which comply with the statutory definition of caravan contained in the relevant legislation are permitted on the park.
2. 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.

## **Condition of the Pitch**

3. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
4. Washing lines are to be reasonably screened from public view.
5. You must not plant trees or shrubs unless they are no more than 3 metres in height.
6. You must not have external fires, including incinerators.
7. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
8. You must not keep explosive substances on the park.

## **Storage**

9. 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). The size of the shed shall not exceed 8ft x 8ft.
10. Any storage receptacle on the pitch, other than the shed mentioned in rule 9 and any receptacle for the storage domestic waste pending collection by the local authority, must not be erected or placed on the pitch unless you have obtained our prior written approval (which will not be withheld or delayed unreasonably).
11. 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 requirement of the site licence and fire safety requirements. The separation space is the space between your park home and any neighbouring park 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.
13. You must not deposit any waste or unroadworthy vehicles on 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 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.

## **Occupants**

15. No person under the age of 50 years may reside in a park home.
16. The occupier is responsible for the conduct of children in his/her custody and of visitors.

## **Noise Nuisance**

17. You must not use musical instruments, record players, radios, other appliances and motor vehicles so as to cause a nuisance to other occupiers, especially between the hours of 10.30pm and 8.00am.

## **Pets**

18. You must not keep any pets or animals except the following:

- 18.1. Not more than 2 dogs (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 on the park. You must keep any dog on a leash not exceeding 1 metre in length and must not allow it to despoil the park.
  - 18.2. Not more than 2 domestic cats. 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.
  - 18.3. Budgerigars which you must keep within the park home at all times.
19. Nothing in rule 18 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.

### **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.

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 when these rules take effect. However, when the pet dies or leaves it can only be replaced if this would comply with these rules.

### **Water**

20. The occupier must not permit waste water to be discharged onto the ground.
21. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in the case of fire.

### **Vehicles and parking**

22. You must drive all vehicles on the park carefully not exceeding the speed limit of 5 miles per hour.
23. You must not park anywhere except in the permitted parking spaces which must not be obstructed.
24. Other than for the delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park including:
  - 24.1. Light commercial or light goods vehicles as described in the vehicle taxation legislation and
  - 24.2. Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.

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 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.

### **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 the home if you hold the appropriate licence and they are securely stored in accordance with that licence.

### **Vacant Pitches**

28. Access is not permitted to vacant pitches. Building materials or any plant must be left undisturbed.