

PARK RULES FOR HILLCREST PARK

In these rules:

- “occupier” means anyone who occupies a park home, whether under an Agreement to which the Mobile Home 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; and
- “we”, “our” and “us” 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 only rule which does not apply to occupiers who rent their home is rule 13 (external decoration) about the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

Condition of the Pitch

1. For reasons of ventilation and safety you must keep the underneath of your park home clear and not use it as a storage space.
2. You must not erect fences or other means of enclosure around your park home or pitch.
3. If a garden area or additional land is included in your Written Agreement, in addition to your pitch, then you are responsible for the upkeep and maintenance of that garden area or additional land to our satisfaction, which will not be unreasonably withheld. If a garden area or additional land is included in your Written Agreement, then this forms part of your pitch as referred to in these rules.
4. We may alter the materials out of which any boundaries on the park are constructed and also the height of any boundaries on the park, provided that we do not alter the location of any boundaries on the park.
5. Save for as permitted by, rule 13 (external decoration) and rule 27 (advertisements) you must not make any alterations whatsoever to your pitch or any part of the park. You may make external alterations to your park home if you first obtain our written approval, which will not be unreasonably withheld. Before we permit you to carry out external alterations to your park home that may affect the site or other residents in any way (which permission we will not unreasonably withhold), you must supply us with a satisfactory detailed method statement, risk assessment, noise limitations and impact study in order to minimise disruption on the site.

6. You must maintain your park home to the latest industry standard. You must ensure that the condition of the park home is compliant with the Mobile Home Act and does not have a detrimental effect on the amenity of the park. The Park owner reserves the right to assess the condition of the park home at anytime.
7. If you instruct an independent tradesperson to carry out work on your park home or pitch, you must ensure that the tradesperson has the necessary qualifications and certificates for the work that he or she is doing, together with sufficient professional indemnity insurance.
8. In the event that your park home ceases to be habitable or is no longer in use it is your responsibility to remove your park home from the pitch and make good the pitch in not more than 3 months from the date that your home is no longer habitable or no longer in use.
9. You must not remove your park home from the park without obtaining our permission (which will not be unreasonably withheld). You must not bring a new home onto the park without our permission.
10. We are the sole supplier of new park homes to the park.
11. You must not erect any washing lines on your pitch or on any part of the park. You may erect a rotary line on your pitch, but it must be removed and stored away at the end of each day.
12. You must not interfere with, work or connect into any utilities available at the park.

External Decoration

13. You must maintain the exterior of your park home and your pitch in a clean and tidy condition. Where the exterior of your park home is repainted or recovered you must use reasonable endeavours not to depart from the original exterior colour scheme.

Storage

14. You must not have more than one storage shed on your pitch, which must be of non-combustible minimum class 1 fire rating. 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 unreasonably withheld). You must position the shed so as to comply with the park's site licence and fire safety requirements and as agreed with us (such agreement not to be unreasonably withheld).
15. You must not have any storage receptacle on your pitch other than the shed mentioned in rule 14 and any refuse bins supplied by the local authority for

personal domestic use. Any such refuse bins must be positioned on your pitch as agreed with us (such agreement not to be unreasonably withheld).

16. 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.

Refuse

17. 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.
18. You must not deposit any waste or unroadworthy vehicles on your pitch or on any part of the park (including any individual pitch).

Use of Your Park Home

19. You must not use your park home for any use other than a residential dwelling. Your park home must be your only residence.
20. The resident named in the Written Agreement for your park home must reside at your park home.
21. You must not sublet your park home. This rule does not apply to any park homes on the park that are owned by the park owner.

Business Activities

22. You must not use your park home, your pitch 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.

Noise Nuisance

23. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles in your park home, on your pitch or on any part of the park so as to cause a nuisance to other occupiers, especially between the hours of 10.30pm and 8.00am.

Pets

24. You must not keep more than two pets or animals at your park home, save always that you must not keep any dog of any breed subject to the Dangerous Dogs Act

1991. 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. 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.

25. Nothing in 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

26. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.
27. You must only use fire point hoses/extinguishers in case of fire.
28. You must protect all external water pipes on your pitch from potential frost damage.
29. You must not wash any vehicles on the park, other by bucket and sponge.

Vacant Pitches

30. You must not access vacant pitches on the park and must not disturb any building materials and plant that is on the park.

Vehicles and Parking

31. All drivers of vehicles on the park must drive carefully and at no greater speed than five miles per hour, unless otherwise stated on park.
32. You must not park more than one properly taxed and insured vehicle on the park in the parking spaces as allocated by us from time to time.
33. You must not park on the roads or grass verges of the park unless otherwise stated by the park owner.
34. You must not drive or park commercial vehicles of any sort, including light commercial goods vehicles and heavy goods vehicles as described in the vehicle taxation legislation on any part of the park, with the exception of commercial vehicles operated by us and our family and employees and the park warden, and any utility suppliers and the Royal Mail.
35. Should commercial vehicles be required by you for delivery or removal purposes they must park at the entrance to the park without obstructing any roadways or

access to any homes or other buildings on the park. Unless using a small van which does not exceed 1.81m in height and 1.5 tonnes in weight.

36. You must hold a current driving licence and be insured to drive any vehicle that you drive 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.
37. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
38. You must not carry out the following vehicle works or repairs on any part of the park:
 - a. major vehicle repairs involving dismantling of part(s) of the engine; and
 - b. works which involve the removal of oil or other fuels.
39. Visitors to the park must only park in any available allocated visitor parking spaces, and must comply with any parking restrictions that are displayed on the park.

Fire Precautions

40. You are recommended to have in your park home a fire extinguisher and fire blanket conforming with the relevant British Standard.
41. You must not have external fires on your pitch or any part of the park, including incinerators.
42. You must not keep flammable substances in your park home, on your pitch or on any part of the park, except in quantities reasonable for domestic use.
43. You must not keep explosive substances in your park home, on your pitch or on any part of the park.

Weapons

44. You must not use guns, firearms and offensive weapons (including crossbows) on any part of the park and you must only keep them in your park home if you hold an appropriate licence.

Advertisements

45. You must not place any advertisements or signs on your pitch or any part of the park or in any part of your park home so as to be visible from the outside, save for advertisements as would ordinarily and reasonably be required for the sale of your park home.

Site Licence

46. You must not breach the terms of the site licence or any planning permissions for the park, nor all other laws and regulations.

Insurance and Certificates

47. You must keep your park home insured at all times and maintain a valid electrical, gas and oil safety certificate for your park home where those utilities are supplies to your park home.