

# **PARK RULES**

## **FOR SHILLINGFORD PARK CARMARTHEN ROAD, KILGETTY, PEMBROKESHIRE**

### **Preface**

In these rules:

- “occupier” means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes (Wales) Act 2013.
- “you” and “your” refers to the homeowner or other occupier of a park home
- “we”, “us” 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 (Wales) Act 2013.

The rules are designed to ensure that all may live peacefully in unspoilt surroundings and have not been compiled to place unnecessary restrictions on occupiers. We are sure that, provided the rules are accepted in the right spirit, our park will continue to be a happy community.

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 [to be confirmed]; 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: 20, 25 and 34.

### **General**

1. You must ensure that any external contractor employed by you to carry out work to your home or the pitch is suitably qualified to carry out that work and holds current Public Liability Insurance.
2. You must not access vacant pitches and must not disturb building materials stored on the park.

### **Condition of the Pitch**

3. Homes must be regularly repainted in accordance with manufacturer’s recommendations. You must not remove any wheels on the home.

4. Homeowners must maintain the outside of their park home and shed 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.
5. You must not make any improvement to the pitch without our prior written approval (which will not be withheld or delayed unreasonably). Any improvement to the pitch must comply with the park's site licence conditions and fire safety requirements.
6. The planting of trees is subject to our prior written approval of types and position (approval will not be withheld or delayed unreasonably). Trees on the communal areas of the park including those on the park boundaries may not be cut down, removed or damaged.

### **Gas/ Electrical Safety**

7. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
8. You must not have external fires, including incinerators. However you are at liberty to use a barbecue providing:
  - a) It is not used within the separation space. The separation space is the space between your park home and any neighbouring park home.
  - b) Adequate fire safety precautions have been taken.
  - c) And it is supervised at all times.
9. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
10. You must not keep explosive substances on the park.
11. The occupier is responsible for both electrical and gas connections from their respective meter housings. Nothing in this rule will change any previous agreement between us about responsibility for maintaining these services.
12. You are not permitted to interfere with any electrical and gas meters. You should contact Shillingford Park Office in the case of emergency or power failure. Any electrical works must be carried out by a suitably qualified contractor.
13. Occupiers must not undertake any excavation or digging in the ground on their pitch (apart from normal gardening operations), without prior consultation with us due to the presence of underground utility services and cables.

### **Fences**

14. You must not erect fences or other means of enclosure unless they are constructed of non-combustible material not exceeding 1 metre in height (3'3"), to retain the pre-existing open plan nature of Shillingford Park, and you have obtained our prior written approval (which will not be unreasonably withheld or delayed). You must position any fences and other means of enclosure so as to comply with the park's site licence conditions and fire safety requirements.

## **Storage**

15. 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). You must position the shed so as to comply with the park's site licence conditions and fire safety requirements. The footprint of the shed shall not exceed 2.42m x 1.82m (8' x 6').
16. 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**

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 rubbish, other than in local authority approved containers, on any part of the park (including any individual pitch).

## **Business Activities**

19. 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 any 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 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 of the park**

20. No person under the age of 50 years may reside in a park home with the exception of the park owner, their family and employees.

## **Visitors and grandchildren**

21. Occupiers will be held responsible at all times for the conduct of their visitors and any children in their conduct.
22. You must not allow anyone to play around any of the park buildings, car parking areas, internal site or approach roads. You must also ensure that no one skateboards, cycles, plays ball games or flies kites on any part of the park.

## **Noise Nuisance**

23. 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.
24. The use of mini flying machines such as mini helicopters, radio controlled planes, drones and other similar devices is not permitted on the park.

### **Pets**

25. You must not keep any pets or animals at the park home except the following:-

#### **EITHER**

- Not more than one small dog (excluding any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all). Small dogs defined as those not exceeding 18 inches in height where they are measured from the ground to the top of the shoulder, at maturity. 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.

#### **OR**

- 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.

This rule does not apply to pets owned by the park owner, their family and employees.

### **Assistance Dog**

26. 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**

27. The occupier must not permit waste water to be discharged on to the ground.
28. Water is not separately metered to individual homes. Occasional use of hosepipes is permitted by occupiers for the purpose of garden watering and washing of their car. Occupiers must not waste water.
29. You must use only fire hose points in case of fire.
30. You must protect all external water pipes from potential frost damage.
31. It is the occupier's responsibility for the water and sewage connection from ground level upwards. Should the drain become blocked from the home to the main drain

(under the home) the occupier shall be responsible for the restoring the drain to normal working condition. Nothing in this rule will change any previous agreement between us about responsibility for maintaining these services.

32. You must not dispose of any waste which may cause blockages, via the drains which includes cooking fats and other similar liquids and cloth material.

### **Vehicles and parking**

33. Motor homes, camper vans, touring caravans, trailers and boats of any size will not be permitted to park on the park.
34. Commercial vehicles with or without trailers, other than for delivering goods and services, are not permitted on the park. Commercial vehicles include:-
- a) Light commercial or light goods vehicles as described in the Vehicle Taxation Legislation.
  - b) Vehicles intended for domestic use but derived from or adapted from such commercial vehicle commercial

This rule does not apply to the park owners, their family and employees.

35. You must drive all vehicles on the park carefully and not exceed the 5 mile per hour displayed speed limit.
36. You must not park more than one vehicle on the park. Designated parking spaces on the park are specifically reserved for customers, guests and bona fide visitors.
37. You must not park on the roads or grass verges.
38. You must not park anywhere except in the nominated parking space allocated to your home.
39. 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.
40. No learner drivers are permitted to drive on the park.
41. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
42. You must not carry out the following works or repairs on the park:
- a) Major vehicles repairs involving dismantling of part(s) of the engine
  - b) Works which involve the removal of oil or other fuels.

### **Weapons**

43. 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.

#### **Fire Precautions**

44. Firefighting equipment located around the park must only be used in an emergency.

#### **Miscellaneous**

45. Occupiers erecting a TV aerial shall have suitable Public Liability Insurance cover. Where TV aerials or satellite dishes are erected occupiers must use reasonable endeavours to position the aerial or dish so as to be reasonably screened from public view.

#### **Trees and Flora**

46. It is forbidden to interfere with, or to disturb, any trees or flora on the park.

#### **Washing Lines**

47. Washing lines only of rotary design are permitted on the park and are to be reasonably screened from public view and located at the rear of your home.

Shillingford Park, Carmarthen Road, Kilgetty, Pembrokeshire, SA68 0YU

Dated May 2015.

Consultation Response Document Mobile Home (Site Rules) (Wales)  
Regulations 2014

Mobile Homes (Wales) Act 2013

This consultation response document must be issued by the site owner following a consultation on proposed Site Rules in accordance with the regulations 7 and 8 of the Mobile Homes (Site Rules) (Wales) Regulations 2014. The document must be sent to each consultee within 21 days of the last consultation day.

1. The decision I have reached regarding whether or not to implement the proposal consulted on.

The site owner has decided to implement and modify Rule 28 precluding the use of hosepipes on the park by home owners. The proposed modification to read as follows:-

Water is not separately metered to individual homes. Occasional use of hosepipes is permitted by occupiers for the purpose of garden watering and washing of their car.

Occupiers must not waste water.

2. Details of the consultation carried out, including the first consultation day and a summary of the representations received in response to the constitution and such modifications as were made to the proposal(s) (if any) as a result of the consultation.

During the consultation period commencing 22 June 2015 and terminating on 20 July 2015, five responses were received from a total of 30 Park home owners. Two written responses fully endorsed the proposed rules, one written response and two verbal ones objecting to Rule 28 precluding the use of hosepipes on the park. Following these responses Rule 28 has been amended as detailed in paragraph 1 above.

3. I attach a copy of any Site Rules in the form in which I will deposit them with the local Authority. No Rules deleted but Rule 28 amended as supported in 1. Above.

4. Rule 28 amended.

5. You will receive notification within 7 days of the deposit of the Site Rules with the Local Authority.

6. Right to Appeal

You may appeal to the Tribunal within 21 days of receipt of this consultation document, on one or more of the grounds specified in regulation 10:

- a) A Site Rule make provision in relation to any of the prescribed matters set out in Schedule 5;
- b) The owner has not complied with a procedural requirement imposed by regulation 7 to 9 of these Regulations;
- c) The owner's decision was unreasonable having regard, in particular, to –
  - I. The proposal or representations received in response to the consultation
  - II. The size, layout, character, services or amenities of the site; or
  - III. The terms of any planning permission or conditions of the Site Licence.

You must notify me of any appeal made to the Tribunal within 21 days of receipt of this consultation document. In the case of an appeal, any Site Rules or Deletion Notice will not be deposited with the local authority until after the appeal has been disposed of, determined or abandoned, as set out in Regulation 12(2).

7. I confirm that any Site Rules or deletions will come into force at the end of the period of 21 days beginning with the date of service of the notification of the deposit.

Signature: .....

Date: 4<sup>th</sup> August 2015

NOTES

- (i) Where a proposal is to vary or delete a site rule, in accordance with subsection 52(5) or (6) of the 2013 Act, the Site Rules in force prior to this consultation remain in force until any appeal in relation to the variation or deletion of a site rule has been disposed of or determined (see regulation 14(2).)