

PARK RULES FOR HILL FARM PARK

As deposited with:-

Domestic Public Health Team

Pembrokeshire County Council, County Hall, Haverfordwest,

Pembrokeshire, SA61 1TP

On the 12th of December 2014 and as from the 4th of January 2015 will take effect as express term(s) of the pitch Agreement relating to all Homes sited on Hill Farm Park.

These Park Rules came about at the end of a consultation period between the Park Owners and all Residents on the Park.

Numbers 1 to 39 both inclusive

Introduction

The following 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)

These 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.

Please also note! None of these rules is to have retrospective effect. Accordingly: they are to apply only from the date on which they take effect 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, (as long as they were/are complying with the conditions of the parks site licence).

Occupiers

1. No persons under the age of 45 years may reside in any park home, with the exception of the park owner and his family and the park wardens and their family,

The Park Home

2. The park home owner is responsible for ensuring that both the park home and the pitch on which the home is sited, remain at all times compliant with the local authority Site Licence, the terms of the Written Statement and any other relevant legislation.
3. Only park homes of proprietary manufacture which comply with British Standard BS3632 will be permitted on the park, individual park homes must at all times comply with the definition

of a caravan in accordance with the Caravan Sites and Control of Development Act as amended by the Caravan Sites Act 1968 or any subsequent amending legislation, in considering any request for consent to carry out any works on the park home, pitch or base, the park owners shall have regard to all the circumstances, including the weight of any proposed works and their likely effect (if any) on the park home, the pitch or the base on which the park home is stationed, and the amenity of the site, also the park home must at all times be maintained in a condition whereby it is capable of being moved from one pitch on the site to another.

4. All and any proposed additions to the park home such as porches, conservatories or extensions ect will require the park owners written consent **before** any work is commenced. **Note:** no additions will be considered if they take or are likely to take the park home outside the legal definition of a caravan. Before any approved work is commenced, the park home owner will provide the park owner with drawings and a schedule of the intended work for final approval in writing.
5. No replacement park home shall be acquired by the occupier for siting anywhere upon the pitch or park otherwise than through the park owners or through the agency of the park owners. The park owners will solely be responsible for siting any park home on the park and the disconnection or connection of essential services to the park home.
6. The original painted colour scheme of the park home must be maintained unless the park owners consents in writing to a change, if the original painted colour scheme is not known then only pastel colours will be considered.
7. The park home owner is reminded that under the terms of the Written Statement, the park home cannot be sublet in any way which includes occupation of the park home by a lodger or lodgers either with or without the presence of the park home owner, the number of persons occupying any park home must not exceed the number for which the park home was originally designed, the park home must be the only or main permanent residence of the occupier at all times.
8. No individual external television or radio aerials are to be erected anywhere upon the park home or pitch without first obtaining written permission from the park owners.

Conditions relating to the pitch and the park

9. The park home owner is reminded that they have an obligation under the terms of the Written Statement to maintain the pitch on which their park home is sited. For these purposes, maintenance or renewal's to the pitch which is the park homeowners responsibility will include, but not necessarily limited to boundary's, fences, walls, sheds, grass cutting, pruning of trees (but not their removal without written permission from the park owners). Where the park home owner proposes to build, erect, lay, relay, place or replace any sheds, boundary's, walls, fences, outbuildings, garages, paving,, hard standings or hard landscaping (including the formation of a pond) etc. or plant or remove any trees, hedges or large bushes the park owners express permission must be sought in writing before any replacement and/or work is carried out (which will not be withheld unreasonably)

10. For reasons of ventilation and safety, the underneath of each park home is to be kept clear and not used as storage space.
11. External fires, including incinerators, are not allowed.
12. No inflammable substances may be kept anywhere on the park, pitch or in any park home or outbuilding except in quantities reasonable for domestic use.
13. No explosive substances may be kept anywhere on the park, pitch or in any park home or outbuilding.

Storage

14. Only two storage sheds is permitted on each pitch, the design, size and standard of the shed must be approved by the park owners, in writing (approval will not be withheld unreasonably) and so positioned as to comply with the park's site licence conditions.
15. Any structure erected in the separation space between park homes must be of non-combustible construction.

Refuse

16. All occupiers are responsible for the disposal of all household, recyclable and garden waste In approved containers through the local authority service. Containers must not be over-filled and must be placed in the approved position on the day of collection for the local authority's collections.
17. The deposit of any refuse, waste material, rubbish or un-roadworthy vehicles on any part of the park is strictly prohibited.

Business Activities

18. Occupiers are at liberty to work individually from home by carrying out office work but not as to involve other staff or workers using the park home, pitch or park. Other business activities may not be carried out on the park.

Nuisance

19. It is the Occupiers responsibility to ensure that guests and their children do not cause nuisance on the park and the use of skateboards, cycles, tricycles, scooters, roller skates etc. are prohibited. No ball games are to be played in any area of the park. Occupiers are reminded that all visitors, whilst visiting the park are the responsibility of the occupier they are visiting.
20. Musical instruments, MP3 players, CD players, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 8.00pm and 8.00am.

Vacant Pitches

21. Access is not permitted to vacant pitches. Building materials, equipment and/or plant must be left undisturbed.

Fire Precautions

22. All park homes must be equipped with a fire extinguisher/blanket and fire/carbon monoxide alarms which conforms to the relevant British standard.
23. Fire Points are strategically located on the park **FOR EMERGENCY USE ONLY** and occupiers are reminded that the emergency Fire Point equipment must not be used for any other purpose.

Insurance

24. Whilst it is the park owners responsibility to insure the park as a whole against third party liability, the park home owner is reminded that it is their responsibility to maintain insurance on the park home with a recognised member of the Association of British insurers.

Vehicles

25. All vehicles must be driven carefully on the park and not exceed the displayed speed limit of 5 MPH.
26. Parking is not permitted on roads or grass verges.
27. Parking is only permitted in authorised parking spaces.
28. As required by law (Road Traffic Acts and any replacement legislation):
 - A: all vehicles used on roads or any part of the park must be taxed and insured and in a roadworthy condition.
 - B: all drivers on the park must hold a current driving licence for the category of vehicle driven on the park.
29. Disused /un-roadworthy vehicles must be removed from the park and the park owner reserves the right to remove any vehicle, which is apparently abandoned.
30. No touring caravan, motor home, boat or vehicles with a Gross Vehicle Weight exceeding [1.5 tonnes] may be parked on the park overnight.
31. The following works and repairs are not permitted on the park:
 - A. Works that involve discharging motor oils and other fuels of that nature into the drains or onto the roads or car park:
 - B. Major repair work, restoration and/or major maintenance of vehicles, the changing of oils and the removal of any major components such as gearboxes or any bodywork etc.
32. It is the responsibility of the occupier to make sure that no leakage whatsoever occurs from their vehicles or their visitors vehicles that may cause any damage to any road services or any other part of the park, the park owners reserves the right to ban any offending vehicle

or vehicles from the park without prior notice until the park owners receive in writing acceptable proof that the offending vehicle or vehicles has been satisfactory repaired. Occupiers are reminded that they will be charged for remedial work required if any damage can be related to a particular park home owner or a visitor to a particular park home owner.

33. Car parking is limited to one vehicle per household, Occupiers requiring any additional vehicles to be parked anywhere on the park or pitch will require the written permission of the park owners before bringing the vehicle or vehicles onto the park. Each additional vehicle parked on the park or pitch will attract a charge. Parking of additional vehicles is subject to a bare licence permission which may be terminated by either party by giving 14 days' notice in writing to the other.

Water

34. All external water pipes/taps must be lagged by park home owners against frost damage; the occupier will be liable for any loss of water due to their failure to do so or from any other failure on the section of the water service for which the occupier is responsible, i.e. from ground level upwards.

Electrical

35. Occupiers are responsible for all electrical and gas appliances installed in their park home or outbuildings. For the safety of all residents, all installations must comply at all times with the relevant requirements of the various Codes of Practice relating to individual equipment. It is recommended that each park home owner has their domestic appliances examined regularly by an appropriately qualified engineer and certification obtained.

Drainage

36. Occupiers are asked not to discharge any material or liquid into the drainage systems which has the potential to cause blockage or damage to the drains in general, and/or street gullies and road drains. Park home owners are advised that where blockage or damage to the drains has occurred and the occurrence can be related to a particular park home or occupier, that park home owner or occupier will be charged for any remedial work required.

Pets

37. Only the following pets are permitted:-
 - A. Not more than 2 dogs (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991). Any dog must be kept under proper control and must not be permitted to frighten other users of the park, must be kept on a leash not exceeding 1m in length when outside of the occupiers pitch and must not be allowed to foul the park.
 - B. No pet may be kept on the park which may or has caused any form of nuisance in any way to any other occupier of the park or to any visitors to the park.
 - C. Not more than 2 domestic cats. Any cat must be kept under proper control and must not be permitted to frighten other users of the park and must not be allowed to foul the park.

D. Not more than 2 birds.

E. Not more than 2 rabbits.

Miscellaneous

38. Guns, firearms or offensive weapons of any description must not be used on the park and must only be kept with a licence from the appropriate police authority.

Temporary failure

39. The park owners shall not be liable for any temporary failure or lack of any services or facilities supplied to the park, the pitch or the park home if attributable to any breakdown or to any cause whatsoever outside the park owners control.

Numbers 1 to 39 both inclusive

End