

PARK RULES FOR SCOTCHWELL RESIDENTIAL 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.

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 38 about the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

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 Friday 18 September 2015; 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 rules 15, 18 and 32.

Condition of the Pitch

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
2. You must not make any alterations or additions to the pitch unless you have obtained our approval in writing (which will not be unreasonably withheld or delayed). Any alterations or additions must comply with the park's site licence conditions, fire safety requirements and observe the character and appearance of the park.

Note: This rule includes, but is not limited to, alterations to the pitch such as the insertion of a pond or other water feature, patio or paving.

3. You must not erect fences or other means of enclosure unless they are less than 3 feet in height and you have obtained our approval in writing (which will not be unreasonably withheld or delayed). Fences must be made of non-combustible materials. You must position fences and any other means of enclosure so as to

Business Activities

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

Nuisance

16. You must not carry out any act that may be or become a nuisance, inconvenience or disturbance to the park owner and the other homeowners at the park. You must also ensure that your visitors, including your children, are aware of this park rule and that they, and / or their children, do not cause a nuisance or annoyance by their behaviour, actions or omissions.
17. 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.

Pets

18. You must not keep any pets or animals except the following:
 - (i) 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 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.
 - (ii) 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.
 - (iii) Any pets or animals which are housed in a cage, aquarium or similar and remain at all times within your home.

Note

Park Rule 16 contains 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. A similar requirement not to cause a nuisance applies to tenants and again this includes 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

32. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:

- (a) light commercial or light goods vehicles as described in the vehicle taxation legislation and
- (b) vehicles intended for domestic use but derived from or adapted from such a commercial vehicle

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

33. You must not park or allow parking of the following:

- (a) touring caravans
- (b) camper vans
- (c) boats
- (d) boat trailers
- (e) trailers

34. 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.

35. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

36. 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

37. 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.

External Decoration

38. Homeowners must maintain the outside of their park home 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.

Miscellaneous

39. You must not hang out any clothing on the pitch, except on a rotary clothes line.

40. You must not rent out your mobile home.