

# **PARK RULES**

## **FOR SCAMFORD PARK**

Camrose, Haverforwest, Pembrokeshire SA62 6HN

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 “Yours” refers to the homeowner or other occupier of a park home
- “We” and “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 and 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 affect. Accordingly:

- They are to apply only from the date on which they take effect, which is 7<sup>th</sup> June 2017 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 as long as they live on the park) to the park owner, their family members and any employees, with the exception of rules: 26 & 28. The rules also apply to any occupiers of park homes who rent their home, the only rules which do not apply to occupiers who rent their home is rule numbers 13 & 19.

### **General**

1. You and your visitors must comply with park’s licence conditions and fire safety requirements.
2. You must insure and keep the park home insured with an organisation that is registered with the Financial Services Authority against loss or damage by fire and liabilities to other people and property. You must produce a copy of the insurance to us upon request together with any evidence that we may reasonably request as proof of insurance.

3. Where external contractors are to be employed by you to carry out any work to the home or pitch you should ensure that they are competent to do the work proposed by you and have suitable public liability insurance. Failure to do so will result in liability for any damage caused to the pitch or park being your responsibility.
4. Occupiers must not access vacant pitches and must not disturb building materials and plant machinery.
5. Occupiers must not enter working areas at any time whilst building/maintenance/repair work is being undertaken on the park and must not approach contractors or ground staff whilst they are working under instruction of park owner especially when they are operating machinery.

### **Services**

6. You are responsible for the water and sewerage supply from the ground level upwards.
7. You must protect all external pipes, which are your responsibility from potential frost damage.
8. You must not, on any premise whatsoever introduce or permit interference with our water infrastructure including meters (you are permitted to read the meter serving your home if you wish to do so) serving your home and the park.
9. You must not, on any premise whatsoever introduce or permit interference with the foul drainage system serving your home (anything which risks harm being caused to its function and operation).

You home is connected to a sewage treatment plant for which we hold full responsibility and upon which the entire park is dependent.

### **NOTE:**

If we get called for any blockage of the main line and find the main line is working well we will investigate where the blockage is and if the blockage is from your pitch there may be a charge for this service.

10. You must not, on any premise whatsoever introduce or permit interference without electricity infrastructure serving your home and the park. You are permitted to enter buildings where meters are situated to read the meter that serves your home. When leaving the building, for safety reasons, you must ensure that the door is securely closed. Apart from residents, no other persons are permitted to enter building where electric meters are situated other than qualified electricians and representatives from electric companies for meter reading purposes.

11. You must not, on any premise whatsoever introduce or permit interference without gas infrastructure including meters (you are permitted to read the meter serving your home if you wish to do so) serving your home and the park.

### **Conditions of the Pitch**

12. You must keep all aspects of your pitch in a clean and tidy condition, if you do not comply with this condition you will be given 28 days notice in writing to do so, following which we reserve the right to take any remedial action deemed necessary at your expense.
13. Where the exterior is repainted or recovered, homeowners must keep to colours of pastel shades.
14. You must not make any alterations, additions or improvements to the pitch unless you have obtained our prior written approval (which will not be withheld or delayed unreasonably).
15. Flower borders and small flower beds are permitted around the homes, however, you must use reasonable endeavours to ensure as much grass area as possible retained.
16. You must ensure that pots and garden ornaments are kept to a reasonable number and size.
17. You must not have garden gnomes on your pitch.
18. Small vegetable plots are permitted with Park Owner's prior written permission (which will not be withheld or unreasonably delayed).

### **Signs**

19. For sale signs must only be erected before the entrance to the park.
20. Flags and banners are not permitted to be displayed anywhere on the park including your pitch.

### **Boundaries and Fences**

21. The erection of fences, boundaries and any other means of enclosure must have prior written permission of the park owner (which will not be withheld or delayed unreasonably having taken into account of any planning stipulations and likely impact on neighbours or the open plan appearance of the park).
22. You must not attach articles of any description to boundary fences on the park.

### **Storage**

23. You must not erect any shed or storage receptacle until it is approved by us in writing (approval will not be unreasonably withheld or delayed). You must ensure that any shed or storage receptacle is of non combustible construction and positioned so as to comply with the site licence conditions and fire safety requirements. They must not be positioned in the separation space (the space between your park home and any neighbouring home).

### **Refuse**

24. 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.
25. You must not deposit any waste on any part of the park (including any individual pitch).

### **Business Activities**

26. You must not use the park home, pitch or any part of the park for any business purposes. You must not use the park home or pitch for the storage of stock, plant machinery or equipment used or last used for any business purpose. However, you can work individually at home by carrying out office work of a type which does not cause nuisance to other homeowners and does not involved the employment of other staff onsite or dealing with customers or other members of the public at the park home or park.

### **Occupants of the Park**

27. The letting or subletting of your park home is strictly prohibited, this includes lodgers.
28. No person under the age of 50 may reside in a park home, with the exception of the park owner, their family and any employee.

### **Visitors**

29. You will be responsible for the good conduct of visitors and children when visiting you at your park home and whilst on the park, children's conduct is your responsibility regardless of whether or not such children are accompanied by their parent(s).

## **Nuisance**

30. Musical instruments, Stereos, Radios, other appliances and motor vehicles must not be used so as to cause nuisance to others at any time especially between the hours of 10pm and 8am.
31. You must not do or allow to be done anything which may:
  - Be or become a nuisance to or cause annoyance, inconvenience or disturbance to the park owner or anyone else who lives on or uses the park.
  - Cause damage to any property belonging to the park owner or anyone else who lives on the park.
32. Door to door canvassing, leafleting and collecting for charity on the park is not permitted, unless specifically agreed with the site owner.

## **Pets**

33. Pets are permitted at park owner's discretion and approval –
  - (A) A dog of any breed subject to the Dangerous Dogs Act 1991 is strictly forbidden.
  - (B) All residents and visitors must while on the park:
    - (a) keep dogs on a leash and under control at all times
    - (b) not allow their dogs to walk on or despoil any home/pitch areas (other than their own) and
    - (c) immediately clean up after their dog(s).
  - (C) You must keep any dog under proper control and you must not permit it to frighten other users of the park.
  - (D) Outside dog kennels are not permitted on your pitch.
  - (E) Domestic cats must be kept under proper control not to cause nuisance or annoyance to neighbours, or to despoil the park. Cat owners must clean up after their cat.
  - (F) Any pet or animal which is housed in a cage, aquarium or similar must remain in your home at all times.
  - (G) You must not leave food on the ground anywhere on the park (including any individual pitch) so as to avoid attracting unwanted vermin. However, you are at liberty to feed birds through use of an elevated bird feeder.
  - (H) External aviaries are not allowed on the park.

## **Assistance Dogs**

34. 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 that has issued you with an Identification Book or other appropriate evidence

## **Water**

35. You must not permit waste water to be discharged onto the ground (this does not apply to reasonable washing and cleaning of cars).

## **Vehicles and Parking**

36. The Park speed limit is 10 miles per hour (as near as possible)/
37. You must not park anywhere except in the parking space allocated to your home.
38. You must not park on roads or grass verges.
39. All persons driving on the park must hold a full driving licence and have valid insurance for the vehicle they are driving.
40. Disused or un-roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
41. You must not carry out the following works or repairs on the park:
- i) Major repairs involving the dismantling of part(s) of the engine;
  - ii) Restoration work other than normal routine maintenance such as checking or changing oil and other fluids or very minor repairs.
42. Home owners must not store: motor caravans/caravans/trailers/boats on the park – motor caravans/caravans may be parked in your parking space for a period of 24 hours maximum for the sole purpose of loading and unloading.
43. You must not park or allow parking of commercial vehicles of any sort, on the park (other than for the delivery of goods and services) including:
- Light commercial or light goods vehicles as described in the vehicle taxation legislation;
  - Vehicles intended for domestic use but derived from or adapted from a commercial vehicle;
  - Any vehicles with “blacked out” steel panel or similar side or rear windows;
- With the exception of commercial vehicles operated by or on behalf of the park owner and being used directly for site business.*
44. You must ensure learner drivers do not drive on the park.
45. Car ports and garages are prohibited on your park home pitch.

## **Weapons**

46. 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.

## **Trees and Shrubs**

47. The planting of trees and shrubs on the homeowners plot is subject to park owner's prior approval (which will not be unreasonably delayed or withheld). Trees and shrubs must be left intact when the owner/occupier or tenant vacates the pitch or the tenancy ends.

## **Washing Lines**

48. You must only use rotary washing lines on the park which must be concealed as much as possible behind the park home and folded down when not in use. Washing must only be hung out to dry on a rotary washing line. Washing must not be hung out anywhere on your pitch or park home e.g. hung over fences, garden furniture, railings, out of the park home windows, etc.

## **Fire & Safety Precautions**

49. Fire point equipment must only be used in the event of actual fire; any other use is strictly prohibited.
50. The occupier is responsible for ensuring that both gas and electrical installations and appliances in their park home comply at all times with all statutory requirements.
51. You are recommended to have in your park home a smoke alarm, fire extinguisher and a fire blanket to the relevant British Standard.
52. External Fires are not allowed, with the exception of barbeques, although care must be taken to position them at least 2 metres away from any park home or other flammable material and must not be left unattended.
53. No flammable substances may be kept on the park except in quantities reasonable for domestic use and contained in regulation approved non-flammable storage container. The storage of fuel in or under your park home is strictly forbidden.
54. You must not keep explosive substances anywhere on the park.
55. For reasons of safety and ventilation you must keep the underneath of your home clear and not use it as a storage space.
56. No tents or awnings may be erected on the park.

57. Photographs of individuals within the park and of those areas of the park homes and pitches not reasonably visible from the shared access roads taken by or on behalf of the park owner can only be taken and used with the express permission of the individual or of the homeowner or occupier of the park homes and pitches provided the same are used solely for the purposes of the marketing and promotion of the park (otherwise, permission for their use is required from the homeowner or occupier).