

PARK RULES FOR QUARRY MOOR & NEW PARK, HARROGATE ROAD, RIPON.

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" "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 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 36 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 30th January 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 the following rules [no.7, 15, 19 and 28].

You are reminded that the Express Terms in your Written Statement, the Implied Terms under the Mobile Homes Act 1983 (as amended) and the provision of our Site Licence form part of your agreement with us. Please contact us for further information.

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 erect fences or other means of enclosure unless they are Yorkshire boarding or Omega panel, are no higher than 5 feet to the rear or side of the home and do not protrude from the front of the home. No fences are to be erected in front of the properties to maintain a standard and consistency that befits the park. Permission for fencing must be requested in writing with appropriate diagrams; we will give approval in writing (which will not be unreasonably withheld or delayed). You must position Fences and any other means of enclosure so as to comply with the Park's site licence conditions and fire safety requirements.

3. You must not have external fires, including incinerators. You are able to have a Barbeque, provided that:
 - a) they are used in accordance with manufacturer's instructions, and
 - b) they are manufactured as a barbeque, and
 - c) they are not brick-built or home-made
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park, including fireworks.
6. Park home owners must keep any footpaths on the pitch in a good and safe state of repair and condition.
7. You must not, without the prior written consent of the park owner (which will not be unreasonably withheld or delayed) carry out any of the following:
 - improvements to the pitch;
 - paving or hard landscaping, including the formation of a pond;
 - planting, felling, lopping, topping or pruning of any trees, or
 - the erection of any pole, mast, wire, dish or communications receiving equipment on the pitch.
8. You must not have any dish or communications receiving equipment on the home that exceeds a zone 2 dish, which is 57cm in diameter.

Storage

9. 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 and fire safety requirements. The footprint of the shed shall not exceed 80 square feet.
10. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 9 and any receptacle for the storage of domestic waste pending collection by the local authority.
11. 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

12. 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.
13. 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

14. 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.

Age of Occupants

15. No person under the age of 50 years may reside in a park home (*with the exception of the park owner and the park warden and their families who reside in the park home*).
16. The park home must not be hired and accommodation must not be rented to paying guests.
17. There must be no subletting or parting with possession of the whole or part of the park home or pitch.

Noise Nuisance

18. 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

19. You must not keep any pets or animals except the following:
 - Not more than 2 budgerigar(s) which you must keep within the park home.
 - Not more than 2 caged rodents
 - Either:
 - Not more than 1 dog (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; **or**
 - Not more than 1 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.

Notes

- i. The express terms of a homeowner's agreement contain 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.
- ii. 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 rules take effect. However, when the pet dies or leaves it can only be replaced if this would comply with these rules.
- iii. A new homeowner may come onto the park with not more than two dogs or cats (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991) which they already own and may keep for as long as they wish but they shall not be permitted to replace the pet or acquire another pet beyond the permitted number of 1.

- iv. 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.

Rule 19 does not apply to pets owned by the park owner, the park warden and their families who reside in the park home.

Water & utilities

20. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.
21. Fire point hoses should only be used in case of fire.
22. You must protect all external water pipes from potential frost damage. You will be liable for any loss of water due to your failure to do so or from any other failure on the section of the water service for which you are responsible, i.e. from ground level upwards.
23. Work on gas, electricity and water systems must be carried out by suitably qualified, competent persons.

Vehicles and parking

24. You must drive all vehicles on the Park carefully and within the displayed speed limit.
25. You must not park more than two vehicles on the Park.
26. You must not park on the roads or grass verges.
27. You must not park anywhere except in the permitted parking spaces.
28. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the Park, including:
 - light commercial or light goods vehicles as described in the vehicle taxation legislation and
 - vehicles intended for domestic use but derived from or adapted from such a commercial vehicle

(Rule 28 does not apply to the park owner the park warden and their families who reside in a park home)

29. Other than for loading or unloading, you must not park or allow parking of motorhomes, touring caravans and caravanettes, or any other vehicle that includes, or has been adapted or modified to include sleeping accommodation. For purposes of loading and unloading the maximum period of time that the vehicle is allowed on site is 24 hours and must comply with the above rules on parking as well as the site licence at all times during this period.
30. 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.
31. Disused or unroadworthy vehicles must not be kept anywhere on the Park. We reserve the right to remove any vehicle which is apparently abandoned.

32. You will be held responsible at all times for the conduct of visiting guests who must not be permitted to play around any public areas, including roads, buildings, car parks and at the entrance to the Park.
33. You may not use or ride scooters, bikes, roller blades and roller skates around the Park, although you may ride a bike if you are travelling off the park, or returning to your home from the public highway.
34. 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

35. 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.

The Condition of the Park Home

36. Where the exterior is repainted or re-clad homeowners must use reasonable endeavours not to depart from the original exterior colour scheme or material. You are reminded that under your agreement you are required to ensure that your home is capable of being moved from one pitch on the Park to another.
37. If you use external contractors to carry out any work to the home you should ensure that they are competent to do the work proposed by you in order to maintain a safe environment on the park. It is essential that you ensure your contractors are suitably insured, that where necessary, they have carried out risk assessments and provided method statements.