

PARK RULES FOR SCOTTON HOME PARK

The following rules of occupation are for the good management of the Park and are for the benefit of all who use the Park. Where Agreements for the occupation of Residential pitches are entered into these rules form part of that Agreement in accordance with the Mobile Homes Act 1983, as amended.

With one exception (No. 14 external decoration) the rules also apply to any occupiers of park homes who rent their home.

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 under any other agreement.
- "you" and "your" refers to the home owner or other occupier of a park home.
- "we" and "our" refers to the park owner.

None of these rules is to have a retrospective effect. Accordingly:

- they are to apply only from the date on which they take effect, which is February 2015.
- no occupier who is in occupation on that date will be treated as being in breach due to circumstances which were in existence before that date.

These rules apply (if they live on the Park) to the park owner and any employees, with the exception of the following rules 6,8 and 11.

1 Type of Home.

1. Only mobile homes of proprietary manufacture which conform to BS 3632 (Revised 1981) or NCC Badge requirements and the definitions contained in the Caravan Sites and Control of Development Act (1960) Caravan Sites Act 1968, Mobile Home Act 1975 and Mobile Home Act 1983 are accepted.
2. Solid fuel and log burning stoves will not be permitted in

mobile homes. This is to overcome any complaints re pollution, smoke and dirt and to improve the environment.

2 Condition of the Pitch

- 2.1 For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as storage space.
- 2.2 You must not erect fences or other means of enclosure unless they are less than 2 meters in height and you have obtained our 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 licence conditions and fire safety requirements.
- 2.3 Maintenance of their fences and hedges are the occupier's responsibility.
- 2.4 Private gardens, where permitted, must be kept in a neat and tidy order. The planting of trees and shrubs is subject to the owners' approval as to types and position. Trees and shrubs must not be cut down, removed or damaged and gardens will be left in tact when the occupier vacates the pitch. If the occupier wishes to remove flags or garden plants or shrubs, the area must be returned to grass by turving at the occupiers expense.
- 2.5 You must not have external fires, including incinerators. Purpose built bar-b-ques are permitted.
- 2.6 You must not keep inflammable substances on the park except in quantities reasonable for domestic use (5 litres maximum).
- 2.7 You must not keep explosive substances on the park

3 Storage

- 1. 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 6 square metres.

2. 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.
3. No more than a maximum of 2x47kg. Gas bottles may be stationed at any park home. These bottles must be connected and properly fitted. Where convenient, bottles should be chained to prevent them falling over. Recommendation from N. Yorkshire Fire Services and Harrogate E.H.O. To improve safety on the park.

4 Refuse.

1. 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 the containers and must place them in the approved position for the local authority collections.
2. All other waste and rubbish is to be removed from the site and disposed of. The local authority provides a tip for this purpose.
3. You must not deposit any waste or rubbish other than in a local authority approved containers on any part of the park (including any individual pitch).
4. The occupiers must not permit waste water to be discharged on to the ground.

5 Business Activities.

1. 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

2. 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.
3. The overhaul and repair of motor vehicles for resale is considered as a business

6 Age of Occupants.

1. No person under the age of 40 years may reside in a park home.

7 Noise Nuisance

1. 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 10.30 pm and 8 am.

8 Pets

1. You must not keep any pets or animals except the following:

Not more than one small 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 1 metre 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.

OR

Not more than two budgerigars which you must keep within the park home.

Note

The express terms of a home owner's agreement contain an undertaking on the part of the home owner 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.

Note

These rules do not have a 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.

Nothing in rule 8 of 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.

Do not leave pet food or wild bird food out in such a position that it can be a source of food for pests and vermin.

9 Water

1. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire
2. You must only use fire point extinguishers in case of fire.
3. You must protect all external water pipes from potential frost damage.

10 Vacant pitches.

1. Access is not permitted to vacant pitches.
2. Building materials and other plant must be left undisturbed.

11 Vehicles and parking

1. All vehicles must be driven carefully on the park and not exceeding the speed limit of 10 m.p.h.
2. Parking of vehicles be permitted for the number of parking spaces available at each pitch with a maximum of 2 spaces per pitch. The vehicles should not contravene the 3 metre gap with the neighbouring mobile home as required by Fire Regulations as per the site licence.
3. You must not park on the grass verges.
4. You must not park anywhere except in the permitted parking spaces allocated to your home.
5. 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.
6. Vehicles intended for domestic use but derived from a commercial vehicle (car size) are permitted.
7. These parking rules apply to motor homes, touring caravans or similar and they must not be parked in the space allocated to your home, except when loading or unloading.
8. 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. (M.O.T.)
9. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
10. You must not carry out the following works or repairs on the park:
 - (a) major vehicle repairs involving dismantling of part(s) of the engine
 - (b) works which involve the removal of oil or other fuels.

12 Fire precautions

You are recommended to have in your park home a fire extinguisher and a fire blanket conforming to the relevant British Standard.

13 Weapons

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.

14 External Decoration

Home owners must maintain the outside of their park home in a clean and sound condition. Where the exterior is repainted or recovered home owners must use reasonable endeavours not to depart from the original exterior colour scheme.

15 Use of home.

1. Occupiers are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the Institute of Electrical Engineers and/or provisions of Gas – safe.
2. The installation of electrical appliances in excess of 3kw is not permitted without the approval of the owners.
3. It is not permitted to interfere with Electrical Distribution Boxes or Electric Meters. Replacement of blown external fuses will be charged for by the owners.
4. All electrical or gas work must be carried out by a fully qualified and approved person.
5. The park home may be used by the occupier and members of his permanent household and bona fide guests only (and in any event for the occupation of such numbers of persons as shall not exceed the specified number of berths).
6. Sub-letting is not permitted.
7. The occupier is responsible for the behaviour of children in his/her custody and of visitors.
8. Children must give due consideration to others with regard to noise and ball games.

16 Solar PV Panels

1. Solar panels may be installed but must be fixed to the roof of the home.

2. The owners must be informed before installation to ensure electrical safety on the park.
3. Solar water panels will be permitted on the roof of the home.

17 Sales

All sales and gifts of homes shall be made strictly with provisions and paperwork as specified by the Mobile Home Act 2013.