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**SHAWS TRAILER PARK  
PARK RULES**

**Preface**

This Park is a residential park and we wish all our occupiers a happy and pleasant time. We think you will agree if you look round the park that we are doing all we can to make your time on it pleasant.

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 you occupy the pitch in accordance with the Mobile Homes Act 1983, as amended.

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

- (a) they are to apply only from the date on which they take effect, which is 30 January 2015 and
- (b) 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 rule 13.

**Health & Safety**

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.
3. You must not have external fires, including incinerators. However you may have a barbecue provided you use a flame proof container.
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.
6. Electrical and gas installations and appliances must be safely maintained. Calor Gas tank owners must keep their tanks clean and free of debris.
7. Rotary washing lines are permitted.
8. Only smokeless fuel should be burned in any internal fire places or log burners.

## **Storage**

9. You may have up to two storage receptacles on the pitch other than a receptacle for the storage of domestic waste pending collection by the local authority. The maximum size for each is 110cm x 135cm x 75cm. No sheds or huts are permitted.

## **Refuse**

10. 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.
11. You must not deposit any waste or rubbish other than in local authority approved containers. The site skip is for touring customers only.

## **Business Activities**

12. 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. Work which requires you to travel to and from the home (such as running a taxi service) is not office work.

## **Age of Occupants**

13. No person under the age of 45 years may reside in a park home with the exception of the park owner, their employees and their respective families.

## **Pets**

14. You must not keep any pet or animal at the park home except:
  - a. Not more than one 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.
  - b. Not more than one domestic cat.
  - c. Any other small pet or animal which you house in a cage, aquarium or similar and remains at all times within your home.

### **Note 1**

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.

### **Note 2**

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.

15. Nothing in rule 14 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, which should be produced on request.
16. No external kennels are permitted.

### **Water**

17. You must only use fire point hoses in case of fire.
18. You must protect all your external water pipes from potential frost damage.

### **Vehicles and parking**

19. You must drive all vehicles on the park carefully and within the displayed speed limit.
20. Your Mobile Homes Act Agreement and these rules do not give you the right to park any vehicle on the park other than for the purposes of deliveries to your home. However, we are able to offer parking arrangements by way of a separate agreement with you. For your information the current rate is £3 per vehicle, or motorcycle, per week. Residents entering into an agreement to rent a garage may do so solely for the purpose of vehicle storage. Garages must not be used for storage or as workshops.
21. Nobody is allowed to park for any purpose:
  - a. On the roads or grass verges.
  - b. On 1<sup>st</sup> and 2<sup>nd</sup> Avenue.
  - c. On any empty park home base.
22. You must not park anywhere except in the permitted parking spaces.

23. 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.
24. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
25. 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.

#### **External decoration, pitches & improvements**

26. Where the exterior of your home is repainted or recovered you must use reasonable endeavours not to depart from the original exterior colour scheme.
27. You must have a letterbox on your home which displays the home number.
28. Your Mobile Homes Act Agreement entitles you to station your park home on its base. Where we have also agreed that you may use any of the land next to your home as a pitch:
  - a. You must ensure that shrubs & trees do not exceed 3 feet in height;
  - b. They must be planted in tubs and not in the ground;
  - c. You may, with prior permission, which we will not withhold unreasonably, lay flags but not gravel;
  - d. You must leave a gap of not less than 2 feet from any neighbour's home to permit access for maintenance