

Spring Valley Residential Park rules

The following 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).

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. The park owners are sure that, provided the rules are accepted in the right spirit, our park will continue to be a happy community.

These rules are not binding retrospectively. For example, in rule 42 it states: 'Occupiers must not park commercial vehicles (with a payload of over 900kg) as described in the vehicle taxation legislation on the park'. If an occupier owned one of these vehicles on Spring Valley Residential Park that resident can continue to own that vehicle and subsequently replace it with a similar vehicle.

Definitions:

'Occupier'	Park home owner(s) of each individual home on the park and any approved occupants of that home.
'Park owner'	The owners of Spring Valley Residential Park
'The park'	Spring Valley Residential Park

The following rules do not apply to the park owner and their family, staff, contractors and any park warden. Rule numbers 22, 26, 40 and 42.

The park home

1. Only park homes of proprietary manufacture which conform to the definitions contained within the Caravan Sites and Control of Development Act 1960, the Caravan Sites Act 1968, the Mobile Homes Act 1975 and the Mobile Homes Act 1983 and that also comply with BS3632 will be permitted on the park.
2. Park homes must be kept in sound and clean conditions, external decoration and colour must be maintained to the satisfaction of the park owner. Wheels must not be removed nor the park home re-positioned without permission. No external alteration or addition to the park home or pitch is permitted without the prior approval of the park owner (such approval not to be unreasonably withheld) and, if appropriate, the local authority.

3. No replacement park home shall be acquired by the occupier for siting anywhere on the pitch or park otherwise than through the park owners or through the agency of the park owners, the park owners will be solely responsible for siting any park home on the park and the disconnection or connection of essential services to the park home.
4. The occupier shall not less than once in every year arrange for all heating appliances to be inspected by a competent heating engineer from the park owner's recommended supplier list. The occupier shall arrange to have any such repairs as may be found necessary on such inspection. The occupier shall obtain from such heating engineer a certificate of inspection that the heating installation is safe and in good working order and shall produce such certificate to the park owner on demand.

Condition of the pitch

5. Occupiers must maintain their garden and pitch area in a clean and tidy condition. All flower/shrub pots used in gardens must be designed as flower/shrub pots and not adaptation of items such as old washing machine drums, general container tubs or similar.
6. Trees are the property of and can only be planted or pruned by the park owner or their authorised agents. Occupiers can plant shrubs (excluding conifers), subject to planning/licensing constraints.
7. For reasons of ventilation and safety, the underneath of each park home is to be kept clear and not used as storage space.
8. Occupiers must not erect fences or other means of enclosure unless they have obtained the park owner's written approval (which will not be unreasonably withheld). Any approved fences will have a maximum height of 1.2 metres. Occupiers must position any approved fences and any other means of enclosure so as to comply with the parks site licence conditions and fire safety requirements.
9. Occupiers must not have external fires, including incinerators. Gas and charcoal barbeques (proprietary brands only) are permitted, they must consider and inform their neighbours before using it to minimize any inconvenience for them.
10. Occupiers must not keep flammable substances on the park except in quantities reasonable (five litres) for domestic use. (This does not include LPG or central heating oil which is stored in tanks or cylinders approved by the regulatory authorities).
11. Occupiers must not keep explosive substances on the park.
12. Occupiers must have washing lines reasonably screened from view and not in a prominent position on their pitch.

13. Further aërials, poles, masts, wires, dishes or any other communication equipment in addition to those when the occupiers moved in, can only be fitted to their home and not attached to the plot. Exceptions will be made for satellite television aërials. With a written request from the occupier, the park owner may approve (in writing) that these can be attached to any shed on their plot.

Storage

14. A maximum of one shed is permitted with the design, standard and size approved by the park owner in writing (approval will not be unreasonably withheld). Occupiers 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 2.5m x 2.5m.
15. The installation of greenhouse and 'garden rooms' require the park owner's written approval, which will not be unreasonably withheld. These will be considered upon a case by case basis, depending upon the shed situation on the pitch, and the visual impact for neighbours.
16. Any other storage receptacle on the pitch, such as proprietary outside storage box/units must not exceed 2m long x 1m high x 1m deep and require the park owner's written approval, which will not be unreasonably withheld.
17. Occupiers must ensure that any structure erected in the separation space between homes is of non-combustible construction and positioned so as to comply with the parks site licence conditions and fire safety requirements.

Refuse

18. Occupiers are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Occupiers must not overfill containers and must place them in the approved position for the local authority collections. Food of any description must not be deposited on the ground, where it can attract vermin and other pests.
19. Occupiers must not deposit waste or unroadworthy vehicles on any part of the park (including any individual pitch).

Business activities

20. Occupiers must not use the park home, the pitch or the park (or any part of the park) for any business, and they must not use the park home or the pitch for storage of stock, plant, machinery or equipment used or last used for any business purpose. However occupiers 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.

21. Letting and sub-letting of park homes is not permitted.

Age of occupants

22. No person under the age of 50 years may reside in a park home on the park, with the exception of the park owner and their family, and any park warden.

23. Occupiers are responsible for the conduct of children in their custody and of children in their visitors' custody.

Noise nuisance

24. Occupiers 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 8am.

25. Occupiers (and any contractors they use) are permitted to use power garden tools such as lawnmowers, hedge cutters, leaf blowers and other similar power tools, or any loud D.I.Y. such as hammering, sawing etc, only at the following times:

- a) Weekdays between the hours of 8am to 7:30pm
- b) Saturday between the hours of 8am to 5pm
- c) Sundays and bank holidays between the hours of 10am to 4pm

There is an exception for the park owners and their contractor's occasional operational requirements.

26. The use of mini flying machines such as mini helicopters, radio control planes, drones and other similar devices is not permitted on the park.

Pets

27. Occupiers must keep no more than two cats or dogs (other than any of the breeds subject to the Dangerous Dogs Act 1991, which are not permitted at all on the park). So the three maximum dog/cat options per home are:

- a) **either** - occupiers can keep two dogs and no cats
- b) **or** - occupiers can keep one dog and one cat
- c) **or** - occupiers can keep no dogs and two cats

All dogs must be kept under proper control and occupiers must not permit it to frighten other users of the park. Occupiers must keep any dog on a leash not exceeding 1m in length and must not allow it to despoil the park.

Visitor's dogs are permitted to stay (provided that it doesn't exceed the maximum of two dogs/cats per home) for a maximum time of two weeks. When visitors dogs are staying this must be registered with the park owners.

28. Occupiers must keep any cat under proper control and must not permit it to frighten other users of the park, or to despoil the park.
29. Nothing in rule 24 of these park rules prevents occupiers from keeping an assistance dog if this is required to support their disability and Assistance Dogs UK or any successor body has issued them with an identification book or other appropriate evidence.
30. Up to two budgerigars are permitted per home, which occupiers must keep within the park home.
31. In addition to pets allowed in rules 24 to 27 the only other pets allowed are fish which must be kept in a fish tank in the park home.

Water

32. Use of garden hoses are subject to any conditions imposed by regulatory authorities.
33. Occupiers must protect all external water pipes from potential frost damage.
34. Occupiers must not discharge waste water onto the ground.

Utility supplies

35. Occupiers must not interfere with any service feeds to the home. Occupiers must ascertain from the owner the approximate position of all services crossing their pitch and consult the park owner before digging, driving in stakes or otherwise interfering with the ground. This also applies to contractors carrying out work on the occupier's pitch at their request.
36. Toxic materials, oil, plastic bags, wet wipes and sanitary products etc. must not be discharged into the sewer or drainage system. The only items that should be flushed down the occupier's toilet are human waste and toilet tissue. Should damage be caused by the occupier (or any contractors they use) or their visitors to any underground service, the cost of repairing any damage will be charged to the occupier.

Vacant pitches

37. Occupiers must not access vacant pitches and must not disturb vacant building materials and plant.

Vehicles and parking

38. Occupiers must drive all vehicles on the park carefully and within the displayed speed limit.

39. Occupiers and any visitors must not park on the road or grass verges.
40. Occupiers may park up to two vehicles registered to them on the park.
41. Occupiers must not park anywhere except in the garage and/or parking space allocated to their park home. Occupiers' visitors can use the general parking areas if spaces are available.
42. Occupiers must not park commercial vehicles (with a payload over 900kg) as described in the vehicle taxation legislation on the park. This rule does not apply to the park owner and their family, staff, contractors and any park warden.
43. Occupiers must not park a touring caravan, motorhome, trailer or boat on the park other than for the purposes of provisioning the same. The occupier may park a touring caravan, motorhome, trailer or boat on the park for not more than 12 hours in order to provision the same and on not more than four occasions per calendar year.
44. Occupiers must hold a current driving licence and be insured to drive their vehicle(s) on the park. Occupiers must also ensure that any vehicle they drive on the park is taxed in accordance with the requirements of law and is in a roadworthy condition. vehicles that have a SORN notification are not permitted on the park.
45. Road testing and learner driver instructions are not permitted on the park.
46. Disused or unroadworthy vehicles must not be kept anywhere on the park. The park owner reserves the right to remove any vehicle which is apparently abandoned.
47. Occupiers must not carry out the following works or repairs on the park:
 - a) Major vehicle repairs involving dismantling of parts of the engine
 - b) Works which involve the removal of oils or other fuels

Fire precautions

48. Occupiers must have in their park home a fire extinguisher and fire blanket conforming to the relevant British Standard.
49. Firefighting equipment located around the park must only be used in an emergency. Park owner must be notified if any fire extinguishers have been used.
50. Solid fuel fires and portable oil heaters are not permitted inside park homes.

Weapons

51. Occupiers must not store or use guns, firearms or offensive weapons (including crossbows) on the park.

External decoration

52. Occupiers must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered occupiers must use reasonable endeavours not to depart from the original exterior colour-scheme.
53. Occupiers must seek the park owner's consent for the construction of any porches and/or decking at their pitch. The park owner must be provided with a full specification of the proposed work prior to providing their consent which will not be unreasonably withheld.