

PARK RULES FOR PINEMOOR CARAVAN PARK

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 any other agreement
- “*you*” and “*your*” refers to the homeowner or other occupier of a park home
- “*we*” 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.

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

- a) they are to apply only from the date on which they take effect; 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 following rules 27, 40, 41, 43, 51, 54 and 58 and rule 15 does not apply to the park owner.

Safety

1. You must use the park safely and should not cause danger to others.
2. You must obey all health and safety notices displayed on the park and act on the reasonable instructions of park staff in matters of health and safety.

Condition of the Pitch

3. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
4. You must not erect fences or other means of enclosure unless (a) it is no more than 1 metre in height and of a featherboard timber fencing type with coping on top (to ensure acceptable standards are maintained on the park) (b) if the means of enclosure extends around the entirety of the pitch, it contains a latched gate (which shall not be locked) and (c) you have obtained our prior 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. Any fence that is sited on the park as at the date of these rules, but that is subsequently replaced after commencement of these park rules, must comply with the provisions within this rule.

5. You must not have external fires, including incinerators.
6. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
7. You must not keep explosive substances on the park.

Storage

8. You must not have more than one storage shed on the pitch which must be positioned to the rear of your caravan and 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 (a) to the rear of your caravan and pitch (b) so as to comply with the park's site licence and (c) in accordance with fire safety requirements. The footprint of the shed shall not exceed 6ft x 4ft and be of non-combustible construction. Any shed that is sited on the park as at the date of these rules, but that is subsequently replaced after commencement of these park rules, must comply with the provisions within this rule.
9. In addition to the shed mentioned at rule 8, you are permitted to have no more than one storage receptacle on the pitch of a reasonable size and structure (to be assessed in the context of the size of the pitch and with reference to the need for adequate separation space between structures on the park), which must be of non-combustible construction. Where you source the storage receptacle yourself the design, standard and size of the receptacle must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the storage receptacle (a) to the rear of your caravan and pitch (b) so as to comply with the park's site licence and (c) in accordance with fire safety requirements. Any storage receptacle that is sited on the park as at the date of these rules, but that is subsequently replaced after commencement of these park rules, must comply with the provisions within this rule.
10. You must ensure that any shed, storage receptacle 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 in accordance with fire safety requirements. The separation space is the space between your park home and any neighbouring home.

Refuse

11. You are responsible for the disposal of all household and recyclable waste in the refuse containers provided on the park. You must not overfill the containers and must not

place any non-household waste within the refuse containers (that should be taken any local waste recycling centre).

12. You must not, at any time, deposit any waste or rubbish on any part of the park (including on your pitch or any other individual pitch) other than in the refuse bins provided.

Business Activities

13. 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.

Noise Nuisance

14. 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

15. You must not keep any pets or animals except the following:
 - a) 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. You must not leave your dog unattended outside your home.
 - b) Not more than 1 domestic cat. You must not permit it to frighten other users of the park.
 - c) Subject to 15(a) and (b), any pet or animal which is housed in a cage, aquarium or similar and remains at all times within your home save for they are permitted to go into the outside areas of the particular pitch for the home in which they reside but must not go onto the common areas on the Park or any other pitch on the Park and should not be left unattended.
16. You must clean up if your animal defecates on any part of the park (including on your pitch). If you do not clean up after your animal defecates and excrement is present on your pitch, the employees of the park reserve the right not to enter the pitch to perform any necessary services (including but not limited to the provision of replacement gas bottles).

17. If you do not supervise and control any pet or animal, we are likely to ask you to remove it from the park straight away. Depending on the circumstances, you may not be allowed to bring it back, or may only be allowed to do so with our written permission, which we would not withhold once our reasonable concerns have been addressed. This is because we cannot allow the safety of others to be put at risk.
18. You must not exercise dogs on the communal grass areas at the park.
19. You must not feed any pet or animal outside of your home (leaving food outside on your pitch attracts vermin). You must not build a kennel or other outdoor structure for any animal on your pitch.
20. Nothing in rule 15 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 or from temporarily fostering a Guide Dog for the Blind Association Puppy for the purposes of training said puppy to be a service dog for the Guide Dogs for the Blind Association, evidence of your authorisation/accreditation with the Guide Dog for the Blind Association for the training will need to be provided.

Note

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.

Note

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.

Rule 15 does not apply to pets owned by the park owner.

Water

21. You are not permitted to site or use a hot tub, paddling pool or other similar item on your pitch.
22. You must lag and protect all external water pipes from potential frost damage.

Vehicles and parking

23. You must drive all vehicles on the park carefully abiding by the park's one way system and within the displayed speed limit of 5 MPH. If you breach this rule on more than one occasion, we reserve the right to restrict permanently, or temporarily, your ability to park your vehicle on the park. This is because we cannot allow the safety of others to be put at risk.
24. If you occupy your home on your own, you must not park more than 1 vehicle on the park in your designated parking place. If your home is occupied by more than one individual and two of those individuals drive, then where space permits, you will be permitted, with our prior written approval, to park no more than 2 vehicles on the park in designated parking places. If you wish to park more than 1 vehicle on the park, or if your circumstances change (i.e. you used to occupy your home on your own but you no longer do) you must seek our prior approval to increase the number of vehicles you are permitted to park on the park and must do so in writing (approval will not be withheld or delayed unreasonably and will be dependent upon there being sufficient space in the vicinity of your pitch). Nothing in this rule will permit the parking of more than 2 cars on the park per home.
25. You must not park on the roads or grass verges.
26. You must not park anywhere except in the permitted parking spaces. You must not permit the parking of vehicles belonging to any other resident in your designated parking space or spaces.
27. With the exceptions of commercial vehicles operated by the park owner and their family, the park owner's employees and the park warden, other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
 - a) light commercial or light goods vehicles as described in the vehicle taxation legislation and
 - b) vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.
28. 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.
29. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
30. Driving on the park is restricted to the park roads.
31. 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.

- 32. You must not park motorhomes, campervans, touring caravans or vehicles of a similar type on the park.
- 33. You must park, and move off, with great care for pedestrians and particularly for children.
- 34. You are not permitted to give anyone driving lessons on the park and we do not permit learner drivers to drive on the park.
- 35. Electric cars cannot be charged at the park by any means, including the use of an electricity supply or hook up.
- 36. Visitor's cars must be parked only in the car park at the entrance of the park. Nothing in this rule prevents a disabled visitor or a visitor of reduced mobility from parking at your pitch but in those circumstances, you should move your car to the visitor car park to facilitate this.

Weapons

- 37. 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.

External Decoration

- 38. Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered homeowners must use reasonable endeavours not to depart from the original exterior colour-scheme.

Drainage system

- 39. You must not introduce any foreign items into the drainage system including cleaning cloths, babies' nappies, sanitary towels, condoms, cooking fat, engine oil, grease or paint.

Trees and shrubs

- 40. You must not cut any trees or hedges at the park. If you find any tree or hedge a nuisance or unsatisfactory you should take the matter up with us; do not deal with it yourself.
- 41. You must not plant any tree or shrub without our prior approval in writing (such approval not to be unreasonably withheld or delayed).
- 42. You must not climb any tree.

43. You must not tie anything to any tree or shrub without our agreement in writing (which we will not withhold unreasonably where the tie is a means of support for any tree or shrub which you have planted with our agreement).

Visitors to the Park

44. Only people lawfully visiting with your permission have permission to enter the park.
45. It is your responsibility to ensure that your visitors and all occupiers of your caravan adhere to the Park Rules.

Recreation

46. You may only play ball and other games within the confines of your pitch and in the areas set aside for recreation.
47. You may not fly kites on the park.
48. You may not use drones, powered model aircraft or any other powered flying objects on the park.
49. You may not use skateboards, rollerskates, rollerblades, microscooters, electric bikes, quad bikes, trail bikes, powered scooters or Segways at the park.
50. You may not ride bicycles, scooters or similar so as to cause a nuisance or undue noise. Any children riding bicycles, scooters or similar should be supervised at all times.

Miscellaneous

51. You must not dig any hole at the park.
52. You must not use any Chinese lanterns, fireworks or similar.
53. If you use CCTV, you must warn visitors to your Caravan, by a prominent external notice attached to it, the format and wording of which you must agree with us (our agreement not to be withheld unreasonably). The CCTV may only capture images of the area immediately around your Caravan, and not of any other part of the park, such as any path or road, or any other caravan or its pitch and the area immediately around it.
54. You must keep away from and not access vacant pitches.
55. 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, their employees and anyone else who lives on or uses the site.

56. You must not cause damage to any property belonging to the site owner or to anyone else.
57. All trades people who attend the park to carry out work on your mobile home, must be duly registered with the appropriate national register of approved tradespeople for that industry (for example a plumber should appear on the WaterSafe Register and any gas engineer should appear on the Gas Safe Register), this is for everyone's safety and to ensure acceptable standards are maintained at the park.
58. If you experience any problems with the park's electrical, gas or water system, you should contact us. You must not attempt to carry out work on any part of the park's electrical, gas or water system yourself; this includes any installations on the pitch.
59. You must arrange an annual safety check for the gas appliances in your home which is to be carried out by a gas engineer that appears on the Gas Safe Register. You must produce a copy of the results of that annual safety check to us within 14 days of it being undertaken and, at any time, upon receiving a written request from us to do so.
60. You must insure and keep your home insured with an organisation that is registered with the Financial Conduct Authority against loss or damage by fire and liabilities to other people and property. You must produce a copy of the insurance policy to us within 14 days of inception and, at any time, upon request together with any evidence that we may reasonably request as proof of insurance.