

PARK RULES FOR ROZEL COURT

Preface

In these rules:

- “occupier” means anyone who occupies a park home, whether under an agreement to which the Mobile Home 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” 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 home act 1983, as amended.

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 13th January 2015 and
- No occupier who is in occupation on the 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 rules in existence before that date.

Conditions of the Pitch

1. For reasons of ventilation and safety you must keep the underneath of you home clear and not use it as a storage space.
2. Gardens must be kept clean and tidy and grass cut to ground level. Any trees or shrubs must be kept trimmed and not to interfere with a neighbours plot.

3. You must not have external fires, including incinerators with the exception of barbeques which must be attended at all times and not to cause a nuisance to anybody living on the park.
4. You must not keep flammable substances on the park except in quantities reasonable for domestic use. No more than 4 LPG bottles to be kept on any one pitch at any given time.
5. You must not keep explosive substances on the park.
6. You must not erect flagpoles or flags on the park.
7. You must not erect gazebos or tents.
8. Rotary washing lines only will be permitted. You must not erect a washing line in the front of your home.

Use of Home

9. Occupiers are responsible for ensuring that all electrical, solid fuel, gas and oil installations comply with the requirements of the various authorities.
10. You must not use full electric cookers. Cookers must be either full gas or dual fuel (gas hob with electric oven). This is due to the limited electricity supply around the park.

Storage

11. 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 as to comply with the parks site licence and fire safety requirements. The footprint of the shed shall not exceed 2.44m x 1.83m (8ft x6ft).
12. You may have 1 other storage receptacle which must not be any taller than 1m in height.
13. You must not have more than one greenhouse on the pitch. Where you source the greenhouse yourself the design, standard and size of the greenhouse must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the greenhouse

as to comply with the parks site licence and fire safety requirements. The footprint of the greenhouse shall not exceed 2.14m x 1.52m (7ft x 5ft).

14. You must ensure that any shed or other structure erected in the separation space between park homes is of a non combustible construction and positioned so to comply with the parks site licence conditions and fire safety requirements. The separation space is the space between your park home and a neighbouring home.

Business Activities

15. You must not use the park home, the pitch or the park (or any part of the park) for any 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 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

16. No person under the age of 45 years may reside in a park home, with the exception of the park owner or warden and their families.

Noise Nuisance

17. You must not use musical instruments, all forms of recorded music players, radios, televisions 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

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

- Any which are housed in a cage, aquarium or similar. which are to be kept inside the park home.
- Not more than 1 dog of a breed that the average fully grown weight does not exceed 15kg (any of the breeds that are subject to the dangerous dogs act 1991 are not permitted at all). You must keep any dog under proper control and you must not permit it to frighten or cause a nuisance to other park users. You must keep any dog on a leash not exceeding 1m in length you must not allow it to despoil on the park.
- Not more than 1 domestic cat. You must keep your cat under proper control and you must not permit it to frighten or cause a nuisance to other park users.

19. Nothing in rule 18 of these park rules prevents you from keeping an assistance dog if required to support your disability and assistance dogs UK or any successor body has issued you with an identification book or other appropriate evidence.

Water

20. You must only use fire point hoses in the case of fire.

21. You must protect all external water pipes from potential frost damage.

Vehicles and Parking

22. You must drive all vehicles on the park carefully and within the displayed speed limit.

23. Occupiers with more than 1 vehicle will pay a fee for a second vehicle.

No more than 2 vehicles are permitted anywhere on the park per home.

24. You must not park on the roads or grass verges.

25. You must not park anywhere except in the permitted parking spaces.

26. Other than for delivering goods and services, you must not park or allow parking of any commercial vehicle including:

- Light commercial or light goods vehicles as described in the vehicle taxing legislation and
- Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle

With the exception of commercial vehicles operated by the park owner and the park warden and their families.

27. You must not keep motor homes, boats or touring caravans on the park.

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 road worthy condition.

29. Disused or un-roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

30. You must not carry out the following works or repairs on the park:

- Major vehicles repairs involving dismantling of part(s) of the engine
- Works which involve the removal of oil or other fuels.

Weapons

31. You must not use or display guns, firearms and offensive weapons (including crossbows) on the park.

External Decoration

32. 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 colour scheme.

Vacant Pitches

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