

Park Rules for Stationfields 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 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 Homes Act 1983 as amended.

With one exception the rules also apply to any occupiers of park homes who rent their home.

The only rule which does not apply to occupiers who rent their home is rule 30 about the colour of the exterior of the home, as someone renting their home would not be responsible for the exterior maintenance.

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 10th December, 2014; and
- 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 in 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 (10 and 22).

Condition of Pitch

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as storage space.
2. You must not erect fences or other means of enclosure, this is to comply with the park's site licence conditions and fire safety requirements.
3. You must not have external fires, including incinerators.
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.

Storage

5. 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 park's site licence and fire safety requirements. The footprint of the shed shall not exceed 8'x 6'.
6. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 5 and any receptacle for the storage of domestic waste pending collection by the local authority.
7. You must ensure that any shed or other structure erected in the separation space between park homes is non-combustible construction and positioned so as to comply with the park's site licence and fire safety requirements. The separation space is the space between your park home and any neighbouring home.

Refuse

Where waste is collected by the local authority

8. 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 position them in the approved position for the local authority collections.

Schedule 3 – Notification of Deposit of Site Rules

The Mobile Homes (Site Rules) (England) Regulations 2014
Mobile Homes Act 1983, as amended by the Mobile Homes Act 2013

This document should be used where new site rules have been made or site rules have been varied and these site rules have been deposited with the local authority in accordance with regulation 12 of the Mobile Homes (Site Rules)(England) Regulations 2014.

This form should be served on all occupiers (see note 1) and any qualifying residents association of the site and may also be published in a prominent place on the site.

1. Site Rules were deposited with:
Environmental Health Department
Tamworth Borough Council
Marmion House
Lichfield Street
Tamworth
Staffs
B79

On 17th November, 2014

2. From 10 December, 2014 (see note 2) the rule(s) take effect as express terms of the pitch agreement relating to your home and will bind both me, as site owner and you, as occupier and our successors in title.
3. A copy of the site rules was sent to you on 10th October and may also be inspected at offices of the local authority.
4. Where a site rule is a variation to an existing rule, any other site rules already in force but not affected by the variation and shall remain in force unaltered (see note 3).

Signed

A Price

Site Owner (see note 4)

Date (see note 5) 17th November, 2014

Notes

1. As defined by section 1 of the Mobile Homes Act 1983
2. The day which falls 22 days after the date of notification.
3. This paragraph is not relevant to the first deposit of rules made after the coming into force of the Mobile Homes (Site Rules)(England) Regulations 2014.
4. Signature of the site owner or a person authorised to sign on the site owner's behalf.
5. The date must be within 7 days of the deposit of the site rules with the local authority.

9. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual pitch).

Subletting and Business Activities

10. You must not use the park home, the pitch or the park (or any part of the park) for any subletting or business purpose, and you must not use the park home or 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 nuisance to other occupiers and does not involve staff, other workers or members of the public calling at the park home or the park.

Age of Occupants

11. No person under the age of fifty years may purchase a park home, with the exception of the park owner and their family, the park warden etc. A person of eighteen years or over may live in a park home only with a parent or guardian, but may not be the legal home owner or have the home transferred to him/her until they reach fifty years old.

Noise Nuisance

12. 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 the other occupiers, especially between the hours of 10.30pm and 8.00am. *The occupier is responsible for the conduct of children and visitors in his/her care.*

Pets

13. You must not keep any pets or animals except the following:
 - Not more than one domestic cat. You must keep any cat under proper control and must not permit it to frighten other users on the park, or despoil the park.
 - You must not keep any pet or animal at the park home or on the pitch except those which are housed in a cage, aquarium or similar and remains at all times within your home

Dogs visiting for the day are allowed and short stays up to one week up to twice in a calendar year.

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. A similar requirement not to cause a nuisance applies to tenants and again this includes the behaviour of pets and animals.

These rules do not have retrospective effect. If the keeping of a pet complies with previous rules, an occupier will not be treated as being in breach when the rules take effect. However when the pet dies or leaves it can only be replaced if this would comply with these rules.

14. Nothing in rule 13 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.

Water

15. Hose pipes are not to be used for filling paddling pools, for the entertainment of grandchildren or lawn sprinklers.
16. You must only use fire point hoses in case of fire.
17. You must protect all external water pipes from potential frost damage.

Vehicles and Parking

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

19. You must not park more than two vehicles on the park.
20. You must not park on roads or grass verges.
21. You must not park anywhere except in the permitted parking spaces.
22. 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 legislation.
 - Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.
 - No caravans or motorhomes allowed

(Where relevant with the exceptions of commercial vehicles operated by the park owner and their family, the park warden etc.)

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

Weapons

26. 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 the licence.

External Decoration

27. 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 existing colour-scheme of homes on the park.
28. Planning permission for any external change to the mobile home is necessary for example:
 - (a) Canopies over doorways
 - (b) Porches

Written confirmation of planning approval will be required by the owner prior to any external change.

Fences

- 29 Fences (including trellis) and any wooden structures, sheds within the six metre separation gap between homes are not allowed under any circumstances *due to Site Licence regulations*.