

## Rules for Lindow Court

### **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 the 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 29 about the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

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

- They are to apply only from the date on which they take effect, which is 12<sup>th</sup> 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 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 rule 24.

### **Condition of the 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. Fences and other means of enclosure (less than 1m high) may be erected on the park as long as they are maintained in good condition at all times and do not constitute a fire hazard as defined by the park’s Site Licence conditions and fire safety regulations.
3. You must not have external fires, including incinerators. No Chinese Lanterns to be lit or set off from the Park. Gas BBQs are permitted provided that they are not stored or used within the separation space. The separation space is the space between your park home and any neighbouring home.
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, including fireworks.

### **Storage**

6. You must not have more than one storage shed or covered storage space 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 unreasonably withheld or delayed). You 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 1.85 x 2.45 metres.
7. You must not have any storage receptacle on the pitch other than the shed /storage space mentioned in rule 6 and any receptacle for the storage of domestic waste pending collection by the local authority.
8. You must ensure that any shed 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 fire safety regulations. The separation space is the space between your park home and any neighbouring home.

#### **Refuse - Where waste is collected by the local authority**

9. 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.
10. 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).

#### **Business Activities**

11. 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.

#### **Age of occupants**

12. No person under the age of 45 years may reside in a park home.

#### **Noise Nuisance**

13. You must not cause any noise (e.g. musical instruments, all forms of music players, including radios, household appliances or tools and use of motor vehicles) so as to cause a nuisance to other occupiers, especially between the hours of 10.30 p.m. and 8.00 a.m.

#### **Pets**

14. You may keep any pet or animal which is housed in a cage, aquarium or similar and remains at all times within your home.
15. You must not keep more than two pets (dog or cat) at the park home, subject to the following conditions:
  - Dog - You must not keep breeds of dog subject to the Dangerous Dogs Act 1991. 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 1 metre in length and you must not allow it to despoil the park.
  - Cat – You must keep any cat under proper control and must not permit it to frighten other users of the park or to despoil the park.

#### **Note**

These rules do not have a 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 the rules.

#### **Water**

16. You must only use fire point hoses in case of fire.
17. You must protect all external water pipes from potential frost damage.
18. No item other than toilet tissue will be placed in the drains. Costs associated with the unblocking of drains caused by inappropriate items, e.g. clothes, paper towels, etc. will be re-charged to occupiers.

### **Vehicles and Parking**

19. You must drive all vehicles on the park carefully and within the displayed speed limit.
20. You may park one vehicle on your pitch in accordance with the restrictions imposed by our Site Licence. Additional parking for use by visitors is provided and you may park a second vehicle (subject to available parking spaces) for a separate fee.
21. You must not park on the roads or grass verges.
22. There are no designated parking spaces on the park.
23. You must not park anywhere except in the permitted parking spaces.
24. Other than delivering goods and services, you must not park or allow parking of any non-car derived commercial vehicles on the park (with the exception of commercial vehicles operated by the park owner and their family, site manager, etc.) including:
  - All non-car derived light commercial or light goods vehicles as described in the vehicle taxation legislation and
  - Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle and
  - Vehicles such as motor homes, touring caravans, etc.
25. 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 the law and is in a roadworthy condition.
26. 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.
27. You must not carry out the following works of repairs on the park:
  - (a) Major vehicle repairs including dismantling of part(s) of the engine
  - (b) Works which involve the removal of oil or other fuels

### **Weapons**

28. You must not 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**

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