



## PARK RULES – HIGHGROVE CLOSE

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.

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 13 January 2015; 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 the following rules: 11, 16, 18, 19, 20, 25, 31, 32 & 35.

### 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 a storage space. Nothing in rule 1 prevents you from fitting skirting as in rule 6 below.

2. Fences Plots 1 to 36: You must not erect fences or other means of enclosure unless they are of a regulation height and style (as shown in the plan at Appendix 1) that are appropriate for the development and you have obtained our 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.

3. Fences Plots 37 to 53: Fences should be retained as supplied with the home from new and may vary from one plot to another. Where replacement is required by new these should be in the same style and position as the original. You must not erect fences or other means of enclosure unless they are of a regulation height and style (as shown in the plan at Appendix 1) that are appropriate for the development and you have obtained our 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.

4 Only rotary washing lines are permitted but are to be reasonably screened from public view. Clothes airers should also be screened from public view.

5. Satellite dishes & TV Aerials: must be erected to the rear of your home and out of view.

6. Where skirting is fitted and is not of brick construction, homeowners should use reasonable endeavours not to depart from the original external construction of the home, and the original external colour-scheme. Consideration should be given to providing access points and good ventilation.
7. Trees, shrubs and fences that may form part of the boundary of the whole park must not be cut, cut down or removed.
8. You must not have external fires, including incinerators, portable barbeques for the cooking of food are permitted.
9. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
10. You must not keep explosive substances on 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 so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed 8ft x 6ft (244 x 183cms) and shall have a flat single pitched roof
12. In addition you may also have either a summerhouse or greenhouse. The design, standard and size of the summerhouse or greenhouse must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the summerhouse or greenhouse so as to comply with the park's site licence and fire safety requirements. The footprint of the summerhouse which must have an apex roof, or greenhouse shall not exceed 8ft x 6ft (244 x 183cms)
13. One porch attached to the home is permitted. The design, standard and size of the porch must be approved by us in writing (approval will not be withheld or delayed unreasonably). Following this you MUST also obtain planning permission from Waveney District Council through the normal planning process. The footprint of the porch shall not exceed 2 metres in length and 1 metre in width, it must not exceed the height of the caravan and its finish should match the external finish of the home.
14. You must ensure that any porch 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 requirements. The separation space is the space between your park home and any neighbouring home.
15. Where porches are erected on plots 37 to 53 this should not be on the side where the driveway and garage are positioned.
16. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 11, and summerhouse or greenhouse mentioned in rule 12, and any receptacle for the storage of domestic waste pending collection by the local authority.

### **Refuse**

Where waste is collected by the local authority:

17. 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.
18. 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**

19. 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**

20. No person under the age of 55 (fifty five) years may reside in a park home.

## **Noise Nuisance**

21. 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 10.00pm and 8.00am.

## **Pets**

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

- Not more than 1 (one) 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.

## **OR**

- Not more than 1 (one) domestic 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.

23. In addition to rule 22 you may also keep:

- Not more than 2 (two) in total, small cage birds from the following species: Budgerigars, Canaries, Finches, Cockatiels and Love Birds, which you must keep within the park home.

## **OR**

- Goldfish or tropical fish housed in an aquarium and remaining at all times within your home.

24. Nothing in rule 22 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**

25. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.

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

27. You must not permit waste water to be discharged onto or into the ground.

## **Vehicles and Parking**

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

29. Plots 1 to 36: The parking areas provided are for the use of all residents and visitors to the Park. There are no parking spaces allotted to individual homes except No's 21 and 23 which have a parking bay opposite No 23 and No 36 which has a parking bay adjacent to the plot, these exceptions are identified as such.

30. Plots 37 to 53: You must not park more than 2 (two) vehicles on the park adjacent to your home. One car may be parked on the driveway, the other must be parked in your garage. If, on occasions, it becomes necessary to park both cars on the drive area, such as for unloading, this must be for a short period only

31. All vehicles must be kept to authorised parking spaces and to the roads, which must not be obstructed.

32. 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 taxation legislation and
- vehicles intended for domestic use but derived from or adapted from such a commercial vehicle with the exceptions of commercial vehicles operated by the park owner.
- Parking of motorhomes, touring caravans, caravanettes, trailer tents and trailers is not permitted at any location on the park.

33. 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.

34. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

35. 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.

## **Weapons**

36. 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.

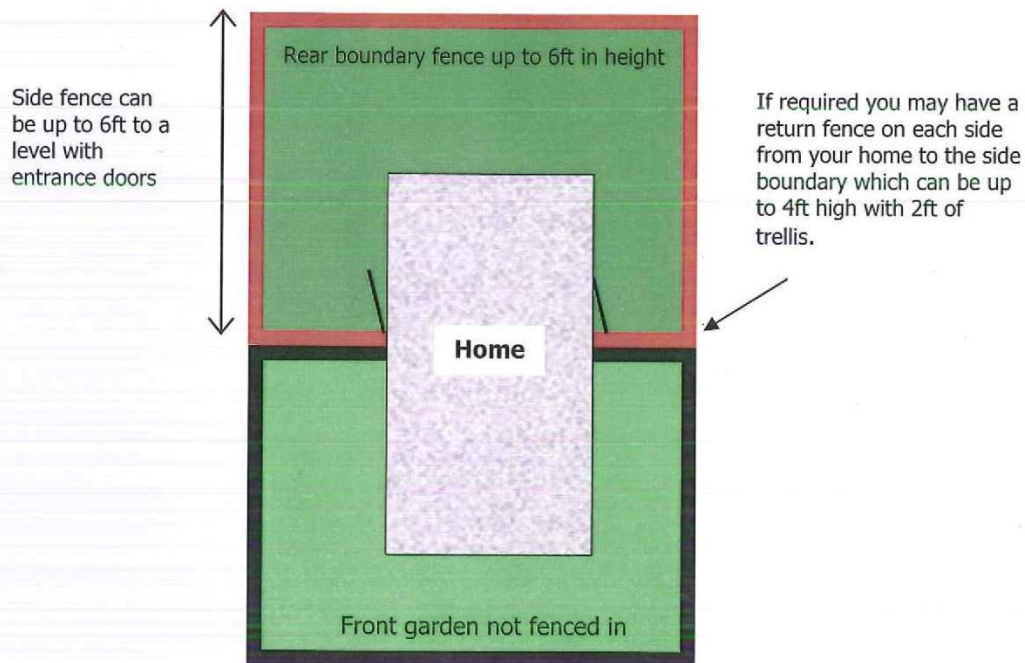
## **External Decoration**

37. 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.

APPENDIX 1

Fencing plan Highgrove Close

**Fences Plots 1 to 36:** Fences may be erected with prior permission only and must be of a regulation height and style as shown in the plan below.



**Fences Plots 37 to 53:** Fences should be retained as supplied with the home and may vary from one plot to another.

