

PARK RULES FOR THE CLIFF PARK

Preface

In these rules:

- “occupier” means anyone who occupies/resides in 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 the 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 1st 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.

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 place.
2. Fences within the Park must be no more than 4 foot high. Fences between Homes must be no more than 4’ high and extend no further than 2 meters towards the front of the Park Home. Fences along the boundary of the Park can be 6’ high. You must obtain our permission in writing before erecting any new fencing (which will not be unreasonably withheld or delayed). Fences and any other means of enclosure must 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.
5. You must not keep explosive substances on the park.

Storage

6. Normally you must not have more than one storage shed on the pitch. However, dependant on the layout of the pitch, a second shed is sometimes admissible, this to be approved by us in writing. The design, standard, size and siting of the shed

must be approved by us in writing (approval will not be withheld or delayed unreasonably). The shed should not exceed 8 x 6 feet.

7. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 6 and any receptacle for 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 requirements. Nothing in the separation space must be capable of forming a bridge between Park Homes. Please refer to the Written Statement and Site Licence in regard to extensions.

Refuse

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 collection.
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, pitch or any part of the Park for any business purpose, or for storage of stock, plant, machinery or equipment used or last used for any business purpose. However you are at liberty to work 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 50 years may reside in a Park Home, with the exception of the Park Owner and their family, the Park Warden etc.

Noise Nuisance

13. You must not use musical instruments, all forms of recorded music players, radios or 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

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

- Not more than 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 and must not allow it to despoil the Park.
- Not more than 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.

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.

15. Nothing in rule 14 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

16. Where water is not separately metered at the Park Home you must not use hoses, except in case of fire.

17. You must only use fire point hoses in case of fire.

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

Note

The Park is not on mains drainage but is connected to a biological sewage treatment plant. Please refer to the guidelines contained in the "do's and don'ts", a copy of which is distributed periodically and which can be obtained from the office.

Vehicles and parking

19. You must drive vehicles on the Park carefully and within the speed limit.

20. Each home is allocated one parking space, should you own a second vehicle then a private arrangement should be made to use the parking space of a home without a car. This would be a temporary and cancellable arrangement.

21. Other than for delivering goods and service, only cars and their derivatives are allowed to park on the Park. Motor homes, touring caravans, other commercial vehicles and agricultural vehicles are not allowed to park on the Park.
22. You must hold a current driving licence and be insured to drive 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.
23. Disused or unroadworthy vehicles must not be kept anywhere on the Park. We reserve the right to remove any vehicle, which is apparently abandoned.
24. 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

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 that licence.

External Decoration

30. Homeowners must maintain the outside of their Park Home in a clean and tidy condition. Where the exterior is repainted or re-covered homeowners must either use reasonable endeavours to keep the original colour scheme or seek our approval for a colour change.