

Mobile home site rules cover sheet

Site name: Prospect Mobile Home Park

Date rules deposited: 27 January 2015

These site rules are published under Regulation 16 of the Mobile Homes (Site Rules) (England) Regulations 2014. They are a copy as presented to the council by the site owner. The council accepts no responsibility or liability for any errors or omissions.

Schedule five of the above regulations lists matters which are not permitted as site rules. You can find a copy of the regulations at:
www.legislation.gov.uk/uksi/2014/5/made

PARK RULES FOR Prospect Mobile Home Park,

Horspath OX33 1RN

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 are to have retrospective effect.

Accordingly:

- These rules will take effect from 3rd February 2015
- 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 at all times and not use it as a storage space.
2. You must not erect fences, or hedges or other means of enclosure unless you have obtained our approval in writing (which will not be unreasonably withheld or delayed). All fences/hedges must not be more than 4 feet high (1 metre 200m) except for the boundary fence enclosing the park. 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. You must not have external fires, including incinerators. Barbeques will be permitted as long as they are properly controlled and not a nuisance to other Park residents.
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.
6. Any outside security lights must not shine directly into neighbours homes causing a nuisance, no halogen lighting, and discrete lighting only.

7. No more than 50% of the pitch is to be concreted. (This does not include the base which all mobile homes have to be sited on now)

8. All hard standing to have proper drainage.

External Decoration

9. 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.

Storage

10. You must not have more than one storage shed on the pitch. All sheds must be metal only not wooden sheds. 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 2 m²

11. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 10 and any receptacle for the storage of domestic waste pending collection by the local authority. A small greenhouse (max 6 'x4') and or cycle storage (Max 6'x2') is acceptable as an alternative as long as it meets the Park's licensing conditions and fire safety requirements i.e. of metal construction only

12. You must ensure that any shed or other structure erected in the separation space between park homes is of non-combustible construction (metal sheds only) 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.

Refuse

Where waste is collected by the local authority.

13. 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.

14. 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 and hedges /trees along the Park boundaries).

Business Activities

15. 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

16. No person under the age of 50 years may reside in a park home.

Visitors

17. All visitors to the Park must abide by the Park rules at all times.

18. Visiting children are permitted to stay only for short periods of up to one month at a time

Noise Nuisance

19. 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.

Water

Where water is not separately metered at the park home or not separately charged

20. You must only use fire point hoses in case of fire, and not for other activities such as washing cars and watering gardens.

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. (10mph)

23. No more than 2 cars per household. If you have a parking space on your pitch you must park your car there and the other car in the Park's parking area.

24. You must not park anywhere except in the permitted parking spaces. And only within the allocated parking lines and not take up more than one space.

25. You must not park on the roads or grass verges on either the Lower and Upper roads at any time so that Emergency vehicles can have access to all mobile homes at all times and are not inhibited in their work.

26. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park; unless it is your works vehicle then it has to be a light commercial or light goods vehicle as described in vehicle taxation legislation.

27. No Heavy goods or Commercial vehicles are permitted to park on the Park.

28. No Motorhomes or Touring Caravans or similar vehicles are permitted to park on the Park.

29. 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.

30. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is not tax or insured or is apparently abandoned (removal cost to the owner and not the park owners).

31. 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

32. 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.

Criminal Record

33. No one with a criminal or civil record is allowed to reside on the park.

Pets

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

34(a) Not more than 1 small-medium dog per unit- of a breed which no higher than 2 feet to the shoulder when full grown (other than any of the breeds subject to the Dangerous Dogs Act 1991 or part strain of the dangerous dog in the fore-mentioned dog act which are not permitted at all).

34 (b) 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.

34 (c) Not more than 1 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.

34 (d) A new homeowner may come onto the park with not more than one dog or cat (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991) which they already own and may keep for as long as they wish and any replacement of the pet must comply with the Park rules.

35. Nothing in rule 34 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.

36. No pets under the exotic or protected animals act are permitted to be kept on the Park

Note 1

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 2

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.

Signed: Annacpanter Mrs A. Panter (Director/Company Secretary)

For and on behalf of Horspath Estates Ltd.

Date: 28/1/15