

PARK RULES FOR LAZY OTTER MEADOWS 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.

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

- They are to apply only from the date on which they will take effect, which is 3rd February 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 before that date.

These rules also apply (for so long as they live on the park) to the park owner and any employees.

Conditions 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.
- 2 You must not erect fences or other means of enclosure unless they are 4ft close board fencing with trellis to be in keeping with the rest of the park 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 Any planting which requires over 400mm depth must be approved by us in writing as some trees can cause problems to the infrastructure of the foundation raft of the park home slab. Gardens must maintain an open

plan effect and be grass only. Gardens must be left intact when the occupier vacates the pitch.

- 4 The occupier of the home shall be responsible for the sweeping of the road that fronts the home. The road is to be kept free of leaves and all loose debris.
- 5 Washing lines are to be screened from public view.
- 6 You must not have external fires, including incinerators.
- 7 You must not keep flammable substances on the park except in quantities reasonable for domestic use.
- 8 You must not keep explosive substances on the park.

Storage

- 9 You must not have more than one storage shed on the pitch which must be made of metal. 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.
- 10 You must not have any storage receptacle on the pitch other than the shed mentioned in rule 9.
- 11 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. The separation space is the space between your park home and any neighbouring home.

Refuse

- 12 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.
- 13 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

- 14 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.

Occupants

15 No person under the age of 55 years may reside in a park home.

Noise Nuisance

16 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 10.30pm and 8.00am.

Pets

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

- Not more than 1 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.
- Not more than 1 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.
- Not more than 2 budgerigar's which you must keep within the park home.
- Not more than 1 type of pet in addition to the 3 types listed above.

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.

Pet Rule where controls on dogs are proposed through the rules

18 Nothing in rule 17 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

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

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

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.

23 You must not park more than one vehicle on the park.

24 You must not park on the roads or grass verges.

25 You must not park anywhere except in the permitted parking spaces.

26 Vehicles delivering goods and services must park in one of the allocated visitor parking spaces. 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.

27 You must not park vehicles such as motorhomes and touring caravans on the park.

- 28 You must hold a current driving licence and be insured to drive your 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.
- 29 Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
- 30 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

- 31 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

- 32 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.