

# **Yew Tree Park**

## **Park Rules**

### **Preface**

In these rules:

- "occupier" means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983 applies
- "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 [*DATE to be confirmed*]; 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 4, 13 and 27.

### **Terms and Conditions**

1. You must not do or allow to be done, anything which might breach the conditions of the site owner's site licence.

### **Business activities**

2. 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.

### **Vehicles and parking**

3. You must not park anywhere except in the permitted parking spaces.
4. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
  - a. Light commercial or light goods vehicles as described in the vehicle taxation legislation; and

- b. Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.

With the exception of commercial vehicles operated by the park owner, any employees and their families.

5. You must drive all vehicles on the park carefully.
6. 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.
7. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
8. 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.
9. All roadways must be kept clear for emergency services.

### **Condition of Pitch**

10. You must not make any improvements to the pitch unless you have obtained our prior written approval (which will not be unreasonably withheld or delayed). You must ensure that improvement complies with the site licence conditions and fire safety requirements.
11. You must not plant hedging unless you have obtained our prior written approval (which will not be withheld or delayed unreasonably).

### **Occupants**

12. You must not permit a greater number of persons to reside in or occupy the mobile home than the maximum number for which the mobile home was designed.
13. No person under the age of 18 years may reside in a park home with the exception of the park owner, any employees and their family.

### **Fires**

14. Residents must comply with the fire prevention instructions displayed or issued from time to time.
15. You must not have external fires, including incinerators.
16. Occupiers must ensure that no sparks are discharged from the chimney of the Mobile Home and that the Cowl is kept in good repair.

### **Letter box**

17. You must provide a letter box on the pitch in a position easily accessible to the postman and to number the pitch to the direction and satisfaction of the Site Owners.

### **Water**

18. All drainage for waste water must be kept clean and disinfected.
19. You must not permit waste water to be discharged onto the ground anywhere.
20. All external water pipes must be heavily lagged for winter; this is the responsibility of the occupier.

### **Sanitation**

21. You must not place any foreign items into the sewage system.

### **Insurance**

22. You must insure and keep the park home insured with an organisation that is registered with the Financial Conduct Authority against loss or damage by fire and liabilities to other people and property. You must produce a copy of the insurance policy to the site owner upon request together with any evidence that the site owner may reasonably request as proof of insurance.

### **Noise**

23. 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.

### **Storage**

24. You must not erect any shed or other structure on the pitch unless you have obtained our prior written approval (which will not be withheld or delayed unreasonably). You must position the shed or other structure so as to comply with the park's site licence and fire safety requirements.

### **Washing**

25. Washing must be hung out with due consideration to other residents and any washing lines must be removed when not in use.

### **Sub Letting**

26. Sub-letting is prohibited.

### **Pets**

27. You must not keep any pets or animals except the following:
  - a. Not more than 1 small dog (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all);
  - b. Not more than 1 domestic cat;
  - c. Any pet or animal which can be housed in a cage, aquarium or similar and remains at all times within your home.
28. You must keep any dog or cat under proper control and you must not permit it to frighten other users of the park or despoil the park.
29. You must keep any dog on a leash not exceeding 1m in length.
30. Nothing in 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.
31. You must ensure that visitors do not bring their pets onto the park.

**Schedule 3- Notification of Deposit of Site Rules**

**The Mobile Homes (Site Rules)(England) Regulations 2014  
Mobile Homes Act 1983, as amended by the Mobile Homes Act 2013**

This document should be used where new site rules have been made or site rules have been varied and these site rules have been deposited with the local authority in accordance with regulation 12 of the Mobile Homes (Site Rules) (England) Regulations 2014.

This form should be served on all occupiers (*see note 1*) and any qualifying residents' association of the site and may also be published in a prominent place on the site.

1. Site rules were deposited with [*give contact details for the local authority with whom the deposit has been made*]

STAFFORD BOROUGH COUNCIL

on [date of deposit] 23/12/14

2. From ~~14~~ 14/1/15 [see note 2] the rule(s) take effect as express term(s) of the pitch agreement relating to your home and will bind both me, as site owner and you, as occupier and our successors in title.

3. A copy of the site rule(s) is attached and these may also be inspected at the offices of the local authority.

4. Where a site rule is a variation to an existing rule, any other site rules already in force but not affected by the variation and shall remain in force unaltered (*see note 3*).

Signed: M. Baum  
Site owner (*see note 4*)

Date: (*see note 5*): 23/12/14

**Notes**

- 1. As defined by section 1 of the Mobile Homes Act 1983.
- 2. The day which falls 22 days after the date of this notification.
- 3. This paragraph is not relevant to the first deposit of rules made after the coming into force of the Mobile Homes (Site Rules)(England) Regulations 2014.
- 4. Signature of the site owner or a person authorised to sign on the site owner's behalf.
- 5. This date must be within 7 days of the deposit of the site rules with the local authority.