

PINE HILL PARK RULES

PREFACE

In these rules:

- "Occupier" refers anyone who occupies a Park home under an agreement to which the Mobile Homes Act applies;
- "you" and "your" refers to the homeowner or other occupiers 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 Homed Act 1983, as amended.

RULES

Condition of the pitch

1. You must keep all aspects of your pitch in a clean and tidy condition. If you do not comply with this condition you will be given 28 days written notice to do so, following which we reserve the right to take any remedial action deemed necessary at your expense.
2. The erection of fences and other means of enclosure must have the prior written permission of the Park owner (which will not be unreasonably refused having taken account of any Planning stipulations and likely impact on neighbours or the appearance of the Park).
3. External fires are not allowed, with the exception of barbeques, although care must be taken to position them at least 2 metres away from any Park home, fence or other flammable material.
4. No flammable substances may be kept on the Park except in quantities reasonable for domestic use.

Storage

5. A storage shed, constructed of non-combustible materials, providing not less than 2.75 square metres of covered storage space, is required on each pitch in order to satisfy site licence conditions. The design, size and standard of the shed must be approved by us in writing. (Approval will not be unreasonably withheld).

Refuse

6. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority collection services. Containers must not be over-filled and must be placed in the approved position for collection.
7. The depositing of refuse or unroadworthy vehicles on any part of the Park is strictly prohibited.

Business Activities

8. You must not use the Park home, pitch or any part of the Park for any business purpose. You must not use the Park home or pitch for the storage of stock, plant, machinery or equipment used, or last used, for any business purpose. However, you can work individually at home by carrying out office work of a type which does not cause nuisance to other homeowners and does not involve the employment of other staff on site or dealing with customers or other members of the public at the Park home or Park.

Occupiers

9. No persons under the age of 50 years may reside in a Park home.

Nuisance

10. Musical instruments, any form of recorded music player, radios and other appliances should not be used in such a way that they cause nuisance to other occupiers, especially between the hours of 10.00p.m. and 08.00a.m. With the exception of organised functions which will finish at 12.00p.m.

Pets

11. Domestic cats and dogs are permitted (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1992). All dogs must be kept strictly under control, must not be permitted to frighten or annoy other users of the Park, must be kept on a leash not exceeding 1 metre in length and must not be allowed to despoil the Park. Dog owners MUST clean up after their dogs.

Vacant Pitches

12. Access to vacant pitches is not permitted. Building materials, equipment and/or plant must be left undisturbed.

Vehicles

13. All vehicles should be driven carefully on the Park and must not exceed the displayed speed limit of 10m.p.h.
14. No vehicle should be permanently parked on the roads of the Park. Wherever possible, visiting vehicles should be parked on driveways or in the car parks provided. Delivery or visitors' vehicles temporarily parked on roadways should be parked in such a way that sufficient space is allowed for emergency vehicles to pass if necessary.
15. As required by law (Road Traffic Acts and any replacement legislation):-
 - All vehicles used on roads in the Park must be taxed, insured and in roadworthy condition;
 - All drivers on the Park must hold a current driving licence for the category of vehicle being driven.
16. Disused/unroadworthy vehicles must be removed from the Park and we reserve the right to remove any such vehicle which is apparently abandoned.
17. Commercial vehicles are not allowed in the Park.

Fire Precautions

18. All Park homes should be equipped with a fire blanket which conforms to the relevant British Standard.

Weapons

19. Guns, firearms or any other form of offensive weapons must not be used on the Park and must only be kept with a Firearms Licence and secured in accordance with the rules of the local Police authority.

Visitors

20. Visitors will be allowed to stay for a maximum of 6 weeks per annum.

Caravans

21. Caravans and motor homes may not be kept on the Park except 3 days before a holiday and 3 days after.