



## Woodlands Estate Residential Park Rules

The following rules are in place to ensure acceptable standards are maintained on the park to the general benefit of occupiers and to promote & 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.

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 the occupier of a park home
- “we”, “our” and “us” refers to the park owner and employees

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 23rd October 2014; 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: 12, 15, 17, 25, 26, 28 and 31.

### Condition of the pitch

1. For reasons of ventilation and safety, the underneath of your home must be kept clear and tidy.
2. You must not erect fences or other means of enclosure unless they are of a trellis type, not more than 1 metre in height and you have obtained our approval. You must not erect fences to the front of the home. You must position fences and any other means of enclosure so as to comply with the park’s site licence conditions, underground services, fire safety requirements and to allow movement of park homes by the park owner.
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.
6. Private gardens must be kept neat and tidy at all times.

### Storage

7. You must not have more than one storage shed on the pitch, the design, standard and size of the shed must be approved by us in writing (approval will not be withheld unreasonably). The shed must be positioned so as to comply with the park's site licence, underground services and fire safety requirements.
8. You must ensure that any structure erected in the space between park homes is of non-combustible construction and positioned so as to comply with the park's site licence, underground services and fire safety requirements.

### Refuse

9. You are responsible for all household & recyclable material being deposited in approved containers, which must not be overfilled. A separate skip is provided for garden refuse only.
10. You are not permitted to deposit any waste or unroadworthy vehicles on any part of the park, including any individual pitch.

### Business activities

11. No commercial enterprise or business activities may take place on any part of the park and you must not use the park home or the pitch for the storage of stock, plant, machinery or equipment used for any business purpose. However you are at liberty to work individually from home by carrying out any office work which does not create a nuisance to others and does not involve other staff or customers calling at the park or park home.

### Age of occupants

12. No person under the age of 50 years may reside in a park home. The park home may be used by the occupier, members of his/her permanent household and bona fide guests only. The home may not be occupied by more persons than originally designed for.
13. Sub-letting of homes is not permitted under any circumstances.

### Noise nuisance

14. Musical instruments, TVs, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 11pm and 8am.

### Pets

15. You must not keep any pets or animals except the following:
  - a. Not more than 1 dog is permitted per home. Dogs must be kept under proper control and not allowed to despoil the park. Owners are responsible for clearing up after their dogs.

**16.** Nothing in rule 15 of these 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 & Services**

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

**18.** You must only use fire points in case of fire.

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

**20.** Occupiers are responsible for ensuring that both electrical and gas appliances comply at all times with the requirements of the Institution of Electrical Engineers and/or other appropriate Authorities.

### **Vacant pitches**

**21.** Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.

**22.** Gardens must be left intact if the Occupier vacates the pitch.

### **Vehicles and parking**

**23.** You must not park more than 2 vehicles on the park.

**24.** You must not park more than 1 vehicle in the designated residents parking areas. You must ensure that any second vehicle or visitor's vehicle must be parked in the designated visitor parking areas. Parking spaces have not been allocated to occupiers.

**25.** You must not park or allow parking of motorhomes or touring caravans of any sort on the park.

**26.** You must not park anywhere except in the permitted marked parking spaces.

**27.** All vehicles must be driven carefully on the park, not exceeding the displayed speed limit and must abide by all current traffic legislation and road signs on the park.

**28.** Other than for the delivering of 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 vehicle taxation legislation; and
- b.** Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.

**29.** Disused, unroadworthy vehicles are not permitted on the park and the park owner reserves the right to remove any such vehicle at the owner's expense.

30. 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 the law and is in a roadworthy condition.
31. You must not carry out major vehicle repairs (involving dismantling of parts) or works which involve the removal of oil or other fuels on the park.

#### Fire precautions

32. You are recommended to have a fire extinguisher and fire blanket conforming to the relevant British standard in your park home.

#### Weapons

33. You must not use guns, firearms and offensive weapons on the park and you must only keep them if you hold an appropriate licence. A copy of the licence must be presented to us.

#### External decoration

34. Occupiers must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered occupiers must use reasonable endeavours not to depart from the original exterior colour-scheme.
35. No alteration or addition to the pitch is permitted without our prior written approval (which will not be withheld unreasonably).

#### Visitors

36. Occupiers must ensure that no guests remain in the home longer than 4 weeks.
37. Occupiers are responsible for the conduct of their visitors.

#### General

38. Occupiers must ensure when selling their park home they follow the legislative procedure detailed in the implied terms of the Mobile Homes Act 1983 (as amended) Written Statement.

**PARK STAYS. LIFE. LIVING.**

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