



RESIDENTIAL PARK RULES

PREFACE

In these rules:

"occupier" means anyone who occupies a park home

"you" and "your" refers to the homeowner or other occupier of a park home

"we" and "ours" refers to the park owner

These rules are in place for the good management of the park and the benefit of all that use it. They are intended 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.

With one exception the rules also apply to any occupiers of park homes who rent their home. The only rule which does not apply to occupiers who rent their home is rule 28 about the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

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 29th April 2024.
- 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.

THE CONDITION OF THE UNIT

1. Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or re-covered homeowners must use reasonable endeavours not to depart from the original exterior colour-scheme.
2. You must not remove the wheels from the home, nor must you reposition the home.

CONDITION OF THE PITCH

3. No external alteration of or addition to the pitch is permitted without our prior written permission (which will not be unreasonably withheld or delayed).
4. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
5. The description of a plot is the garden area surrounding the home which shall not be less than the minimum requirement laid down in the site licence. If spacing permits additional



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garden area then this may be allowed subject to our prior written agreement and defined by either fence, natural boundary line or posts. The company has the right to reclaim this additional parcel of ground at any time.

6. Public places and paths should not be littered in any way.
7. You must not erect fences or other means of enclosure unless they are wooden and no more than 5ft in height (so as not to interfere with light entering neighbouring properties) and you have obtained our prior written approval (which will not be unreasonably withheld or delayed).
8. You must not plant trees or shrubs unless you have obtained our prior written approval of the types and position. Communal trees may not be lopped, felled, removed or damaged without our prior written consent.
9. External fires, including incinerators are not allowed.
10. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
11. You must not keep explosive substances on the park.

STORAGE

12. You must not have more than one storage shed on the pitch. 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 conditions. The footprint of the shed shall not exceed 6ft x 4ft.
13. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 12 and any receptacle for the storage of domestic waste pending collection by the local authority unless you have obtained our prior written approval (which will not be withheld or delayed unreasonably).
14. It shall be a requirement that the occupier will provide, at the occupier's expense, a skirting to infill the area between the underside of the park home and the hardstanding with bricks or other approved material within six months of occupation. The material shall be of an acceptable colour and be constructed in a skilled and proper manner.
15. 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.



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STATUTORY AUTHORITIES

16. Occupiers are responsible for ensuring that both electrical, solid fuel, oil and gas installations comply at all times with the requirements of the various bodies of the authority.

REFUSE

17. The occupier is responsible for the disposal of all household and garden waste in approved containers through the local authority service. Containers must not be over-filled and must be placed in the approved position for weekly collections.
18. 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).

COMMERCIAL ACTIVITIES

19. You must not use the park home, the pitch or 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.

NUISANCE

20. Occupiers will be held responsible at all times for the conduct of visiting children or grandchildren who shall not be permitted to play around any public building, or the car parks, or in the area of the entrance to the park.
21. Musical instruments, music players, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30 pm and 8.00 am.

PETS

22. You must not keep any pet or animal at the park home or on the pitch. This rule does not apply to the park owner, any employees and their families.
23. 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.



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WATER/ELECTRICITY

24. The occupier must not permit waste water to be discharged onto the ground.
25. Where water is not separately metered or rated, the use of hoses and pressure washers should be limited. Sprinklers are strictly forbidden.
26. All external water pipes shall be lagged against frost by the occupier.
27. The occupier is responsible for the sewage connection from ground level upwards and for electrical connections from the meter housing.
28. Due to the limited incoming power supply to the Park, electric ovens, hobs, ceramic hobs, electric showers, exterior wall mounted air conditioning units and domestic electric vehicle chargers must not be installed in any home at Roundstone Park.

OCCUPANTS OF THE PARK

29. No person under the age of 60 years may reside in a park home, with the exception of the park owner and their family.

VACANT PITCHES

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

VEHICLES & PARKING

31. You must drive all vehicles on the park carefully and within the displayed speed limit.
32. You must not park more than 2 vehicles on the park.
33. You must not park on the roads or grass verges.
34. You must not park anywhere except in the permitted parking spaces.
35. Other than for delivering goods and services, you must not park or allow parking of the following vehicles:
 - a. Any vehicles in excess of 2.2m x 4.5m
 - b. Any vehicles with sign writing on



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- c. Motorhomes, campervans, horse boxes, touring caravans and boats may not be parked

With the exception of commercial vehicles operated by the park owner and their family, the park warden

- 36. 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.
- 37. Disused or un-roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
- 38. You must not carry out the following works or repairs on the park:
 - d. major vehicles repairs involving dismantling of part(s) of the engine
 - e. works which involve the removal of oil or other fuels.

FIRE PRECAUTIONS

- 39. No open fires or log burners are permitted in mobile homes

MISCELLANEOUS

- 40. Guns, firearms or offensive weapons of any description shall not be used on the park and shall only be kept with a licence from the Police Authority.
- 41. It is forbidden to interfere with or to disturb any communal flora on the park.
- 42. No fixed wall or floor mounted air conditioning units are permitted in mobile homes.



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I confirm that I have read and understand these park rules and will adhere to them whilst I reside at the park.

Signature _____

Date _____