

PARK RULES FOR FAIRHOLME PARK & FAIRFIELD 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.

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 26 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 1st July 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 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 rule (12).

Condition of 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 because both parks have been designed for easy maintenance and open plan feel.
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.

Storage

6. You must not have more than one storage shed or garage 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 and fire safety requirements. The footprint of the shed or garage shall not exceed 21m².

7. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 6 and any receptacle for the storage of domestic waste pending collection by the Local Authority.

8. 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 sited licence conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home.

Refuse

Where waste is collected by the Local Authority

9. 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.

10. 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

11. 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.

Age of Occupants

12. No persons under the age of 50 years may reside in a park home with the exception of the park owner and their family, and the park wardens, etc.

Noise Nuisance

13. 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 8am.

Pets

14. A new homeowner may come onto the park with not more than one small dog or one cat (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all) which they already own and may keep for as long as they wish but they shall not be permitted to replace the pet or acquire another pet. Not more than two budgerigars which you must keep within the park home. 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 2m in length and must not allow it to despoil the park. You must keep any cat under proper control.

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. A similar requirement not to cause a nuisance applies to tenants and again this includes the behaviour of pets and animals.

Nothing in rule 14 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

15. You must only use fire point hoses in case of fire.
16. You must protect all external water pipes from potential frost damage.

Vehicles and Parking

17. You must drive all vehicles on the park carefully and within the displayed speed limit (10 M.P.H.)
18. You must not park more than one vehicles(s) on the park.
19. You must not park on the roads or grass verges.
20. You must not park anywhere except in the permitted parking spaces.
21. 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

with the exceptions of commercial vehicles operated by the park owner and their family, the park warden etc.

22. 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.
23. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
24. 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

25. 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

26. 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. As a guide your home should be re-painted every 2 - 4 years if you wish to change the external colour scheme of your home, we ask that you consult ourselves prior to commencement of the work. In order to maintain the visual amenity of the park.

Clothes Lines

27. Only rotary clothes lines are permitted on the park. Before one is erected permission must be obtained from the park owner, it should be positioned so as not to affect the visual amenity of the park and it should be secured properly. When not in use it should be either removed or a suitable cover should be in place at all times.

Rented Homes

28. Strictly no interior or exterior decorations/alterations are to be made to rented park homes without the permission of the park owner.

Surrounding Plot

29. If at any time you wish to make any alterations to the land surrounding your home i.e. the laying of pathways, patios or anything similar consent must be sought before any work is undertaken.

Occupants of the Park

30. There should be no sub-letting or parting with possession of the whole or any part of the park home or pitch. Lodgers are not permitted on the park.

The Sale of Your Home/Gifting of It

31. You are free at any time to sell your park home on the open market or gift it to a family member. You cannot gift the home other than to a person who is a 'member of your family' within the definition set out in section 5 (3) of the Mobile Homes Act 1983 (as amended by the Civil Partnership Act 2004). Your family member will need to prove they are related to you within that definition. You cannot gift a home if you inherited it, but are not entitled to live in it.

You are free to advertise your park home in any way you deem fit (with any Estate Agents, advertising it in any publications and on the internet). Estate Agents boards are not advised to be attached to the park home as this may cause damage to the park home. We suggest however, that a For Sale board may be placed in any window of the park home

that is visible from any roadway. The new owner of the park home must comply with all site rules before or when taking up residency.

Commission on the Sale of Your Home.

32. The new occupier is required to pay the park owner a commission on the sale of the park home at a rate not exceeding such rate as may be prescribed by regulations made by the Secretary of State. If the new occupier would like to discuss this matter with the park owner then please do not hesitate to contact me.

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11