

St. JAMES PARK SITE RULES

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.

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 4 February 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.

1. No Persons under 25 years of age are permitted to reside on the Park.
2. Occupiers will be held responsible at all times for the conduct of their visitors, including children.
3. No Cats or Dogs are permitted.
4. You must not keep any Pet or Animal at the Park Home or on the Pitch except those which are housed in a cage, aquarium or similar, and remain at all times within your Home.

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.

Note

These rules do not have retrospective effect. If the keeping of the pet complied with the previous rules, an occupier will not be treated as being in breach when these rules take effect. However, when the pet dies or leaves it can only be replaced if this would comply with these rules.

5. Nothing in rule 3 or 4 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.
6. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
7. Only rotary clothes lines are permitted.
8. Access onto individual Pitches maybe required by the Site Owner or their Agents for the removal or replacement of other Homes on the Park. The Occupier must not do anything that may prevent or hinder any such movement.
9. Guns, firearms or offensive weapons of any description shall not be carried, kept or used on the Park.
10. All vehicles using the Park must be Taxed, Insured and conform to the relevant Road Traffic Acts for use on the public highway.
11. Drivers must hold a current driving licence and valid insurance.
12. Untaxed, disused and unroadworthy vehicles must be removed from the Park. The Site Owner reserves the right to remove any vehicle that is in breach of this rule.

13. You must drive all vehicles on the park carefully and within the displayed speed limit.
14. You must not park on the roads or grass verges.
15. You must not park anywhere except in the permitted parking spaces. Unloading or loading is permitted along the roadways, providing any obstruction does not cause a nuisance to the park owner or other occupiers.
16. 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
 - (c) works which involve the removal of bodywork
17. Other than for delivering goods and services, you must not park or allow the parking of commercial vehicles of any sort on the park, including:
 - touring caravans and coaches;
 - heavy goods vehicles as described in the vehicle taxation legislation;
 - boats or trailers.
18. No alterations or additions to the plot or pitch without the prior written consent of the park owner, which is not to be unreasonably withheld or delayed.
19. 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.
20. 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.
21. 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).
22. All Pitches have underground Cables, Ducts, and Pipes providing essential services. It is vital that the Occupier does not:
 - (a) Dig deeper than 250mm below the existing ground level, nor carry out any digging in the immediate vicinity of the Electric meters where cabling is likely to be very shallow.
 - (b) Place any Spikes, Posts or similar objects in the ground deeper than 250mm.
 - (c) At any time erect or construct any Building wall, or Fence, or Structure, or Plant any Tree or Shrub on or over, or in the land immediately above the Cables, Ducts and Pipes.
 - (d) At any time do or suffer to be done, anything whereby the cover of soil over, or the support of the Cables, Ducts and Pipes shall be altered, or which may interfere with, or prevent the free access to the Cables, Ducts and Pipes by the Site Owner, relevant Utility Company or their Agents, or render access to them more difficult or expensive, or which may cause them damage.
 - (e) Allow Surface Drains to be disturbed or filled in – they must be kept clear.
 - (f) Install underground Cables or Pipes to the Mobile Home for Electric or Gas Services, all excavations are to be carried out only by the Site Owner.
23. Underground Stopcocks are not to be touched other than by the Site Owner. Any damage caused will be chargeable to the Occupier.