PARK RULES FOR PLYM VALLEY MEADOWS

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 park 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 date only from the date on which they take effect which is 31 January 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 before that date.

Condition of the Pitch

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage facility other than for garden tools. Combustible materials must not be stored underneath the home.

2. If there is need to erect new fences and any other means of enclosure these must comply with the park's site licence conditions and fire safety requirements. The front garden is to remain open plan and to be maintained to an acceptable standard by the occupier. No existing fences or hedging are to be removed or amended without agreement with the Residents' Association.

3. You must not have external fires, including incinerators, however the use of barbeques is acceptable.

4. You must not keep flammable substances on the park except in quantities for domestic use.

5. You must not keep explosive substances on the park.

6. No fixed external drying lines. A removable rotary line can be used at ground level in the rear garden.

7. No garden ornaments are allowed in the front garden of the park home.

8. Homes must be kept in a sound and clean condition. The occupier is to ensure that the exterior of the home is to be repainted initially after 2 years and then every 5 years.

9. 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.

10. The optional decking area or patio areas can only be located to the rear of the property.

11. Any additional planting to be no more than 5ft in height or 3ft in spread and to be confined to the rear garden only and must not be allowed to grow to a size or shape as to interfere with a neighbour's plot. Any existing trees or shrubs must not be removed or altered except by the park owner.

Storage

12. You must not have more than one storage shed on the pitch. You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed 8ft x 6ft.

13. You must ensure that any shed or other structure erected in the separation space between park homes is of a non-combustible construction and positioned so as to comply with the park's site licence conditions and the fire safety requirements. The separation space is the space between your park home and any neighbouring home.

Refuse

14. 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.

15. 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

16. You must not use the park home, pitch or the park (or any part of the park) for any business purpose, and you must not use the park home for 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

17. No person under the age of 50 years may reside in a park home.

18. Occupiers will at all times be responsible for their household guests. The number of persons occupying the park home must not exceed that number for which the home was designed.

Pets

19. You must keep any pets or animals except the following:

    Not more than one (1) dog (other than any of the breeds subject the Dangerous Dogs Act 1991 which are not permitted at all). 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 1m in length when on the adjoining caravan park and must not allow it to despoil the adjoining caravan park.

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.

Note

These rules do not have a 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.

Additional Pet Rules

A new homeowner may come onto the park with not more than one dog (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991) which they already own and may keep for as long as they wish.

20. Nothing in rule 19 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

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

Vehicles and parking

22. You (and your visitors) must drive all vehicles on the park carefully and with the displayed speed limit (10 mph)

23. You must not park anywhere except in the driveway of your home or in the designated visitors car park.

24. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the residential area.

25. No caravans, motorhomes, or boats are to be parked in the residential area. Provision can be made for storage within Riverside Caravan Park at a rate to be agreed with the park owner.

26. 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.

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

28. You must not carry out the following repairs on the park:

    (a) major vehicles repairs involving the dismantling or part(s) of the engine
    (b) works which involve the removal of oil or other fuels.

Ground Rent

29. Ground rent is payable at the rate and frequency described in your Agreement and is exclusive of all rates, taxes and other outgoings of an annual or recurring nature.