



Vale of York Residential Park – Park Rules

The following rules of occupation are designed for the benefit of the owners and any who visit or utilise the Park facilities. These terms are an addendum to your site licence and the agreement by which you occupy your home in accordance with the Mobile Homes Act 1983.

1. The Home

- 1.1 Only Park Homes (Mobile Homes) of proprietary manufacture which conform to the definition of a mobile home under the Caravan Sites and Control of Development Act 1960 (as amended) and the Mobile Homes Act 1983 may be sited on the park. All replacement park homes must conform to the British Standard 3632.
- 1.2 Homes must be kept and maintained as originally manufactured so as to comply with 1.1. Wheels must not be removed, nor the home repositioned, as this may breach of the site licence conditions.
- 1.3 Occupiers are cautioned against alterations to their home which may inadvertently put them in breach of 1.1 and 1.2. This does not prevent occupiers from carrying out improvements which do not reduce the separation distance between homes to below 6m for example – insulation.
- 1.4 Homes must be kept in sound state of repair and in good condition. The external decoration must be maintained to a good standard and be painted in their original colour(s).
- 1.5 Any alteration to the home or extension to it (including the replacement or addition of a porch) is prohibited except without prior approval in writing of the owner who shall be entitled to inspect plans and drawings before deciding whether to give approval. Occupiers are reminded that most extensions require planning permission from the local planning authorities, but that the grant of planning permission does not in any way bind the owner to giving permission for an extension.
- 1.6 The occupier also agrees and covenants to insure and keep insured the mobile home with the a member of the Association of British Insurers against loss or damage by theft, fire, storm and tempest liability to any third party and such other risks. The owner may from time to time reasonably require the occupier to produce to the owner, upon request, the policy of such insurance and such evidence the owner may reasonably require that the policy is valid, current all premiums are paid.

2. Service Connections

- 2.1 The electrical, water and drainage systems of the home, and the connections the park supplies, are the sole responsibility of the occupier after the initial installation.
- 2.2 All external water pipes shall be lagged against frost by the occupier, who will be liable for any loss of water due to the occupiers failure to do so or from any other failure to maintain for which the occupier is responsible. The occupier shall not permit waste water to be discharged to the ground.
- 2.3 The occupier is responsible for maintaining the service pipes, wires and conduits within the pitch as follows;
 - 2.3.1 Electricity: from the meter if the meter is situated on the occupiers pitch, and if not, from the consumer unit (excluding any underground cables which remain the responsibility of the park owner)
 - 2.3.2 Gas: from the meter situated on the occupiers pitch
 - 2.3.3 Water: from the main stopcock situated on the occupiers pitch; and
 - 2.3.4 Sewage; Above ground on the occupiers pitch.

3. The Pitch

- 3.1 Pitches, including gardens, must be kept clean and tidy. Gardens will be left in a tidy condition when the occupier vacates the pitch
- 3.2 Rubbish or building materials must not be accumulated on any part of the pitch or anywhere on the park, and areas under the home should be kept clear and free of obstructions to enable access to pipework etc.
- 3.3 Where present party fences must be maintained in good condition and treated with waterproof solutions as appropriate by the occupier. Damaged fence panels should be replaced promptly by the occupier. Boundary fences and hedges should not be more than 1m high.
- 3.4 The owner shall be consulted before the planting of shrubs and trees as these can affect services buried in the ground.
- 3.5 Trees must not be lopped, felled or otherwise removed without checking with the local planning authority whether they are subject to a tree protection order (TPO) and with the park owner.
- 3.6 Only storage sheds or other structures which comply with the terms of the site licence are permitted. Structures must be constructed of non-flammable material and not exceed 10'x10'. No flammable or explosive material may be kept on the pitch except in quantities reasonable for domestic use.
- 3.7 All household waste must be deposited in the approved waste containers located on the park. No garden waste should be deposited. No refuse should be stored or deposited on the pitch.
- 3.8 External fires, including incinerators are not permitted. Fireworks, except sparklers are not permitted on the park at any time.
- 3.9 Only rotary style clothes driers are permitted within the garden area of the pitch. When not in use they should be closed, covered or stored.
- 3.10 Flags, banners, advertising boards, signs etc are not permitted on the pitch or the park.

4. Occupation

- 4.1 The park is for persons over 45. No occupiers under this age are permitted to occupy at any time.
- 4.2 Assigning or gifting the park home shall be governed by the terms in the schedule supplied and to the Mobile Homes Act (as amended) and the Mobile Homes (selling and Gifting) (England) 2013. The park rules apply to assignees and to persons to whom the home is gifted.
- 4.3 Sub-letting all or part of the home unless by way of assigning or gifting is not permitted. Only the occupier, family members or bona fide guests may use the park home.
- 4.4 The occupier shall not use the home or permit the home to be used for commercial enterprise or business activities.
- 4.5 The occupier shall not use or permit the home to be used for illegal or immoral purposes.

5. Health and Safety

- 5.1 All park homes must be equipped with a working smoke alarm, fire blanket and extinguisher.
- 5.2 The chimney flue and cowl of all park homes must be kept in good repair, sparks or objectionable smoke should not be discharged.
- 5.3 Occupiers erecting TV aerials shall have appropriate public liability insurance.

6. Vehicles

- 6.1 Occupiers and visitors bring vehicles on to the park at their own risk.
- 6.2 Disused/un-roadworthy vehicles must not be kept anywhere on the park and the owner reserved the right to remove any such vehicle from the park.
- 6.3 Commercial vehicles are not be parked anywhere on the grounds except when tradespeople are undertaking work for owners or on the park.
- 6.4 All vehicles must be driven carefully on the park and within the designated 5mph speed limit with the following conditions;
 - 6.4.1 Each vehicle must be taxed and insured
 - 6.4.2 Each vehicle must have a valid MOT
 - 6.4.3 Each vehicle must be in good condition and roadworthy
 - 6.4.4 Drivers must hold a valid licence for the vehicle
- 6.5 Occupiers are only allowed the number of vehicles which your plot allows and a maximum of two vehicles may be parked where space allows in designated bays. Additional or visitor vehicles may unload but must be parked in the communal bays provided.
- 6.6 No caravans or tourers may be parked on pitches or elsewhere on the park
- 6.7 Vehicles should not park on roadways or verges as they impede emergency or work vehicles that need to attend the park.
- 6.8 The repair, maintenance, dismantling or restoring of a vehicle on the pitch or the park is not permitted. Drivers must not cause a nuisance through excess revving, warming up periods or otherwise. Motor oils and other fuels must not be discharged into the drains or grounds or roadways or parking bays.

7. Animals

Pets are the responsibility of the occupier. The following rules are for the benefit of all occupiers on the park.

- 7.1 Pets must be kept under proper control so as to not be a nuisance to other occupiers and visitors.
- 7.2 Dogs must not be shut up in the home for long periods or left in the communal areas nor may they be kennelled outside overnight anywhere on the park.
- 7.3 Dogs must not be exercised on the park and must be kept on a short leash (approx. 1m maximum) when passing through the park.
- 7.4 Occupiers must not allow pets to foul any other occupiers pitch or anywhere on the park, all faeces must be removed immediately from any part of the park.
- 7.5 No more than two pets are permitted to each park home, unless you have the express permission of the park owner. Breeds of dogs which are covered by the dangerous dogs act are not permitted on the park.

8. The Park

- 8.1 The owner, park employees and agents shall not be liable in any way for loss or theft of, or damage or loss to, or theft from a mobile home, vehicle or other property whatsoever/ Further the occupier shall indemnify the owner and keep them indemnified from and against all actions, proceedings and claims by a third party. This should be in respect of all and any loss, damage or liability caused by, or arising out of, neglect or default or wilful act of the occupier or members of his/her household or visitors.
- 8.2 No occupier shall do or permit to be done anywhere on the park any act or action which become a nuisance, damage, annoyance or inconvenience to the occupiers of any other home on the park or to an adjoining or neighbouring property or land or to the land owner.