



Park Rules – Redhill Park (“the Park”)

The following Site Rules are intended to ensure that acceptable standards are maintained on the Park for the benefit of residents generally, and to promote and maintain community cohesion on the Park.

These Rules form part of the terms of the occupation agreement between the Park owner and each resident living on the Park, and must be followed to ensure that good order is maintained on the Park at all times for the benefit of all occupiers.

Introduction

These rules will not have retrospective effect, meaning that they will only apply from the date on which they take effect. No occupier who is in occupation on that date will be in breach of these rules by reason of any circumstance known to the Park owner which were in existence on that date and which would not have been a breach of the previous Park rules.

Definitions

In these rules:

“Occupier” means anyone who occupies a park home on the Park, whether under an agreement to which the Mobile Homes Act 1983 (as amended) applies, or under any other form of agreement.

“You” and “your” means the occupier or occupiers of a park home on the Park; and

“We,” “us” and “our” means the Park owner.

Your 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. If your home has a brick skirting underneath it, a hatch or access door must be fitted to the skirting to allow access to the underside of the home.
2. You must not erect fences or other means of enclosures unless you have obtained our written approval via a “works to plot” form (which will not be unreasonably withheld). Fences and hedges, where allowed and forming the boundary between adjacent homes, should be a maximum of 1 metre high.

Existing fences and hedges must not be removed without our prior written consent.

3. Private gardens must be kept neat and tidy.
4. You must not have external fires (burning of waste products), including incinerators. However, you are at liberty to have barbeques and patio heaters.
5. You are responsible for the conduct of your visitors to the Park. Children must be supervised at all times around the balancing pond, and must not be permitted to play on or around any public buildings, car parks, roads, vacant pitches, neighbouring properties or entrance to the Park. Violence or abuse of any kind will not be tolerated at the Park.
6. You and your visitors must:
 - Comply at all times with the Park rules and the site licence conditions.
 - Act in a courteous and considerate manner towards us and our staff, contractors working on the park homes and/or the Park, other residents and anyone visiting the Park.
 - Not damage, remove or interfere with any equipment, property, flora or fauna on the Park which is owned by us or by any third party.
 - Not commit any criminal offence (whether or not on the Park or in its vicinity) which causes their name to be subject to a Risk of Sexual Harm Order or Child Abduction Warning Notice (or any register, order or notice succeeding these).
 - Not use (or allow to be used) the park home in connection with any criminal activity or commit any other criminal offence at the park home, the Park or in its vicinity.
 - Not commit any acts of vandalism or nuisance at the park home or on the Park.
 - Not use fireworks or keep any explosive substances at the park home or on the Park.
 - Not keep or carry any firearm or any other offensive weapon at the park home or on the Park, except where you hold a valid licence from the appropriate authority, In such cases, you must obtain our prior written permission to keep such a weapon at the park home and take all necessary precautions to keep the weapon stored safely. No such weapons may be used on the Park at any time, even where you hold a valid licence.
 - Not keep or use any unlawful drugs at the park home or on the Park.

- Not keep any flammable substances on the Park or in garages (where applicable) except for your reasonable necessary domestic use.
 - Not create undue noise or disturbance or commit antisocial behaviour at the park home or on the Park; and
 - Not permit anyone who is to their knowledge on the Violent and Sex Offender Register or subject to a Risk of Sexual Harm Order or a Child Abduction Warning Notice (or any register order or notice succeeding these) to use or visit the park home or the Park.
7. You are responsible for ensuring that your pitch is maintained in a safe and accessible condition (including cutting the grass, weed control of parking areas within the pitch, removing trip hazards, and keeping paths clear from ice and snow) at all times. Management reserve the right to cut the grass on any plot where it is neglected and to make a reasonable charge for it.
8. The flying of drones or other unmanned aircraft in or over any part of the Park is strictly forbidden without our express prior written permission.
9. Occupiers must obtain our written permission prior to installing or using any CCTV equipment at the park home. Any CCTV system used or operated by an occupier on their park home must comply with all relevant legislation and must not capture any images of people outside the boundaries of their own pitch. Photographing/videoing of staff, contractors, other residents and/or their park home is forbidden without their prior consent.
10. No banners or flags may be flown on the Park, except for those installed by the Park owner.
11. Please note:
- Only rotary type clothes lines, which must be in a discreet position, are permitted on pitches; and
 - the drying of clothes and laundry over balconies and garden furniture is prohibited.

Your Park Home

12. You are responsible for ensuring that all electrical and gas installations and appliances in your home are safe and comply with current standards. Any work carried out on either gas or electrical appliances in your home must be completed by a qualified/certified gas or electrical engineer.
13. It is your responsibility to ensure that adequate insurance on your park home is kept at all times.
14. You must maintain the outside of your park home in a clean and tidy condition. Where the exterior is repainted or recovered, home owners must either keep

to the original colour scheme or the list of approved pastel colours which can be provided by the Operations office.

15. You must maintain your park home in a sound state of repair and condition (including being capable of movement from one place to another without undue risk of damage) at all times.
16. If you wish to carry out improvements or alterations to your home or pitch, you must make a written request to us in advance, setting out the details of the proposed improvements, along with sketches/plans of the proposed improvements. No improvements or alterations may be carried out to the pitch or to the exterior of the home without our prior written approval via a "works to plot" form (which will not be unreasonably withheld).
17. Sub-letting of park homes by individual owners is not permitted under any circumstances.

Sheds and Other Structures

18. You may not have more than one storage shed on your pitch, the dimensions of which must not individually exceed 8ft x 6ft. The shed must be constructed of a non-combustible material. You must obtain our written permission (which will not be unreasonably withheld) via a "works to plot" form prior to erecting any shed on your pitch. You must ensure that your shed is adequately maintained and kept in a neat and tidy condition at all times.
19. Any storage receptacle in addition to the approved shed, must obtain our written permission (which will not be unreasonably withheld) via a "works to plot" form and be of a non-combustible material.
20. You must obtain our written permission (which will not be unreasonably withheld) via a "works to plot" form prior to erecting any greenhouse on your pitch. (A greenhouse is not classed as a storage shed or storage receptacle).
21. You must ensure that any structure erected in the separation space between homes is of a non-combustible construction and positioned so as to comply with the Park's site licence conditions and fire safety requirements.

Refuse

22. 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. After collection, all bins must be returned to your plot and not left out.
23. You must not deposit any waste on any part of the Park (including any individual pitch).
24. Items that are not considered household waste include furniture, electrical products, televisions, fridges/freezers, plumbing pipework, radiators, carpets

and building materials. Items of this nature must not be left in the bins and occupiers must make separate arrangement with us to collect these items, (which will be a separate chargeable service if it is available) or to dispose of in the correct manner themselves.

Business Activities

25. 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 work of a type which does not create a nuisance to other occupiers and does not involve staff, other workers, customers or members of the public calling at the park home or the Park.

Age Limit

26. No person under the age of 45 years is permitted to live on the Park.

Noise Nuisance

27. You must not create or permit a noise to be made so as to disturb or cause a nuisance to management or other occupiers, especially between the hours of 10.00pm and 8.00am. This includes, but is not limited to, the use of musical instruments, music players, radios, or similar appliances including noise from a motor vehicle or motorcycle.
28. In consideration to all residents, grass cutting should not take place before 10.30am on Sundays.
29. The playing of outdoor games on the Park is prohibited.

Pets

30. You are only permitted to keep:
- A maximum of two dogs - You must keep any dog under proper control and you must not permit it to frighten or cause a nuisance to other users of the Park. You must keep any dog on a leash not more than 1 metre in length. You must be respectful of other resident's property and gardens when walking your dogs. Dogs must not despoil the Park, and you are responsible for disposing safely and hygienically of any waste. No dogs of a breed which is the subject to the Dangerous Dogs Act 1991 or similar legislation are permitted on Park; or
 - A maximum of two domestic cats, which must not be allowed to frighten or cause any type of nuisance to other users of the Park, or to despoil the Park; or
 - A combination of the above, so long as the number does not exceed two.

- Other pets of a type commonly kept as domestic pets in the UK (such as birds or fish), which must not be permitted to upset or cause a nuisance to other users of the Park, and which must be securely housed in a cage, aquarium or similar facility and kept at all times inside the park home.
31. Nothing in these rules prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dog UK or any successor body has issued you with an Identification Book or other appropriate evidence.

Water Supply

32. Where water is not separately metered at the park home or not separately charged, you must not use hoses without prior written approval from us, except if a fire occurs.
33. You must take appropriate steps to safeguard your external water pipes against damage or bursting from frost. You are responsible for maintaining the visible pipework on your pitch at all times.
34. You must not discharge any material (including into any toilets, drains or gullies on the Park) which may result in the Park's drains or sewers becoming blocked. Any costs incurred by us in unblocking the drains as a result, will be charged to the occupier(s) involved.

Septic Tanks

35. Residents who are responsible for their own septic tank, should arrange for it to be emptied and cleaned annually to avoid a build-up of solid matter. Any costs incurred by us as a result of lack of maintenance, will be charged to the occupier(s) involved.

Vacant Pitches

36. Access to vacant pitches by occupiers or their guests is not permitted, and you must not tamper with or move building materials, plant or machinery.

Vehicles and Parking

37. All vehicles must be driven on the Park safely and with due care and attention and within the displayed speed limits.
38. You must not park more than two vehicles on the Park.
39. You must not park anywhere except in permitted parking spaces within the Park and vehicles must not be parked or left on the roads at any time, except for loading and unloading. Should there be no available permitted parking spaces, Carers and Home Help vehicles are exempt from this rule while they carry out their services for a resident.
40. 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:

- (a) light commercial or light goods vehicles as described in the vehicle taxation legislation; and
- (b) vehicles intended for domestic use, but which are derived or adapted from such a commercial vehicle.

Commercial vehicles operated by the Park owner and its agents or employees are exempt from this rule.

- 41. Motorhomes, boats, touring caravans, campervans and trailers are not permitted on the Park. (Trailers used by the Park owner or its employees are exempt from this rule).
- 42. You must hold a current driving licence and be insured to drive any vehicle you bring on to the Park. You must also ensure that any vehicle you drive or keep on the park is taxed in accordance with the requirements of the law and is in a roadworthy condition.
- 43. Disused or unroadworthy vehicles must not be kept anywhere on the Park. We reserve the right to remove any vehicle which is apparently abandoned.
- 44. You must not carry out the following works or repairs on the Park:
 - Major vehicle repairs involving dismantling of part(s) of the engine; and/or
 - Any work which involves the removal of oil or other fuels.

Fire Precautions

- 45. It is forbidden to tamper with or to interfere with any of the fire-fighting equipment on the Park.
- 46. All park homes should be equipped with appropriate fire-fighting equipment which conforms to the relevant British Standard. You are responsible for ensuring your fire-fighting equipment is maintained in good working order.
- 47. All occupiers should familiarise themselves with the information provided about the procedures to be adopted in case of fire.