

SITE RULES FOR MIDDLETOWN RESIDENTIAL 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 circumstances 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.

With the exception of rules 1 and 42 these rules also apply to the Park owner, any employees of the Park owner, or any family members of the Park owner or his employees, where such persons reside on the Park.

Definitions

In these rules:

“occupier” means anyone who occupies a park home on the Park, under an agreement to which the Mobile Homes (Wales) Act 2013 applies;

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

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

Age Limit

1. No person under the age of 50 years is permitted to reside on the Park, with the exception of the Park owner, his employees and their families.

The Pitch

2. You must obtain our approval (which will not be unreasonably withheld or delayed) before erecting any fences, hedges or any other means of enclosure. Any such means of enclosure must be positioned so as to comply with the Park’s site licence conditions and fire safety requirements.
3. Private gardens must be kept neat and tidy and free from weeds and overgrowth. Gardens must be left intact when you vacate your pitch.
4. You are not permitted to keep any flammable substances on the Park except for your reasonably necessary domestic use.

5. Where solid fuel is used it must be stored in a non-combustible bunker, designed and constructed for this purpose, which must be sited not less than five (5) metres from any home on the Park.
6. Only smokeless fuels may be used on solid fuel appliances.
7. 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.
8. For the safety of occupiers, bonfires, paraffin heaters, incinerators, pyrotechnics and other external fires are not permitted on the Park. Barbecues are permitted provided the relevant occupier has taken adequate firefighting precautions.
9. No explosive materials may be kept on the Park.
10. You or your guests must not damage, remove or interfere with any equipment, property, or flora, on the Park which is owned by us or by any third party.
11. Occupiers will be held responsible for the conduct of their visitors, children and grandchildren.
12. Play is not permitted around any public building, on the car parks or in the area of the entrance to the Park.
13. You must ensure that visitors comply with the Park rules, the site licence conditions and do not cause a nuisance to us or others.
14. You are responsible for ensuring that your pitch is maintained in a safe and accessible condition at all times.

Weapons:

15. You must not 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.

Boundaries/Fences etc.

16. Owners are responsible for the maintenance of the following boundaries: front, rear, nearside (viewed from the front of the home, it is the left hand boundary fence/hedge with 1 metre maximum height that is the occupiers responsibility). Front boundary fences should be painted once a year, during the period May to July. Occupiers should use reasonable endeavours to use the colour Cuprinol Rustic Brown or similar. The Company will provide the paint for the front boundary fence free of charge to owners in order to maintain a uniform appearance.

Aerials/Satellite Dishes

17. Occupiers erecting a TV aerial / satellite dish shall have suitable public liability insurance cover. The aerial should be situated on the rear of the home, and not be in such a position as to cause any unsightly obstruction.

Clothes Lines

18. Clothes lines, either fixed line or rotary types, should be reasonably screened from public view. Wherever possible, rotary lines should be left in closed position when not in use.

Animal Feeding

19. With the exception of birds, the feeding of wild animals or leaving food or scraps anywhere on the park or the occupiers pitch is strictly prohibited, as this can attract both wild animals and vermin.

Improvements

20. No improvements may be carried out to the pitch without our prior written permission, which will not be unreasonably withheld or delayed.
21. Where the exterior of your park home is repainted or re-covered, you must use reasonable endeavors not to depart from the original exterior colour scheme which is Gardenia (as stated in the Planning Permission)

Sheds and Other Structures

22. Only two storage sheds shall be permitted on each pitch. Where you source the shed yourself the design, size and standard of the shed must be approved by us in writing (approval will not be withheld or delayed unreasonably).
23. You must ensure that any porches, storage sheds or other structures erected in the separation space between park homes is of non-combustible construction and positioned so as to comply with the park's site licence conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home.
24. All types of fuel storage, protection and screening must be approved by the company which will not be unreasonably withheld or delayed.

Refuse

25. You are responsible for the disposal of your household waste, including garden and recyclable waste. Waste must be deposited in the appropriate bins or containers provided, which must be left in the correct location for collection by the local authority on the appropriate day. Containers must not be overfilled.

Business Activities

26. You are not permitted to carry on any business activities from your park home, the pitch or any other part of the Park, and you must not use the park home, the pitch or the Park for the storage of stock, plant, machinery or equipment used or intended for any business purpose. However you may 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.

Noise Nuisance

27. Musical instruments, music players and other appliances must not be used in such a way as may cause a nuisance or disturbance to others, particularly between the hours of 10:30 p.m. and 8:00 a.m.
28. The playing of outdoor games on the Park is prohibited.

Pets

29. You must not keep any pet or animal at the park home or on the pitch with the exception of:-
- a. Not more than 1 dog (other than any of the breeds subject to 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 1 metre in length at all times on the park and must not allow it to despoil the park. All fouling should be immediately disposed of safely by the owner.
 - b. Not more than 1 domestic cat. You must keep any cat under proper control and must not permit it to frighten other users of the park, or to despoil the park.
 - c. Any pet or animal which are housed in a cage, aquarium or similar and remain at all times within your home.

These rules do not have retrospective effect. If you were permitted to keep a pet on the Park under the previous rules you will not be treated as being in breach when these rules take effect.

30. Nothing in these 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 of requirement.

Water Supply

31. You must take appropriate steps to safeguard your external water pipes against damage or bursting from frost.

32. You must not discharge any material which may result in the Park's drains or sewers becoming blocked.
33. Where water is not separately metered at the park home or not charged separately, hosepipes, sprinklers or outside taps must not be used.

Vacant Pitches

34. 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

35. All vehicles must be driven on the Park safely with due care and attention. You must obey the stated speed limit on the Park.
36. Parking is only permitted in the spaces provided on your pitch or in the communal car park.
37. Roads must be kept clear at all times for access by emergency vehicles.
38. As required by law, all vehicles driven by or on behalf of occupiers on the Park must be taxed, insured and in a roadworthy condition. Vehicles must only be driven on the park by persons who are insured to drive them and hold a valid driving licence.
39. Abandoned or unroadworthy vehicles must not be kept or used on the Park, and we may take appropriate steps to remove such vehicles from the Park.
40. Major maintenance to vehicles, including dismantling of the whole or parts of the engine, or any works involving the removal of oil or other fluids, is not permitted on the Park.
41. 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, (c) boats. This park rule does not apply to the park owner, his employees and their families.
42. You must not park or allow parking of touring caravans and camper vans on the Park unless there is sufficient room in the parking space(s) provided with your home and the parking of which complies with the park's site licence conditions and fire safety requirements.

Fire Precautions

43. It is forbidden to tamper with or to interfere with any of the fire-fighting equipment on the Park. Fire point hoses and other fire-fighting equipment must only be used in case of emergency.