

# PARK RULES

## FOR

### RIVERBEND CARAVAN PARK

#### LLANGADFAN, NR WELSHPOOL, POWYS, SY21 0PP

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#### **Preface**

In these rules:

- "occupier" means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes (Wales) Act 2013 applies.
- "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 (Wales) Act 2013.

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 to be confirmed; 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.

These rules also apply (for so long as they live on the park) to the park employees, with the exception of the following rule [13].

#### **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 space.
2. You must not erect fences or other means of enclosures unless they are wooden post and half round 4" rail, no higher than 900 mm, and you have obtained our approval in writing (which will not be unreasonably withheld or delayed). You must position fences and any other means of enclosure so as to comply with the park's site licence conditions and fire safety requirements.
3. You must not have external fires, including incinerators; barbecues are permitted.

4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park.

### **Storage**

6. You must not have more than two storage sheds on the pitch. Where you source the shed yourself the design, size and standard must have our prior written approval (which will not be withheld or delayed unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements.
7. You must not have any storage receptacle on the pitch other than the sheds mentioned in rule 6 and any receptacle for the storage of domestic waste pending collection by the local authority.
8. You must ensure that any shed or other structure 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.

### **Refuse**

9. You are responsible for the disposal of all household and recyclable waste in approved containers. You must not overfill containers as provided by the park's waste removal contractors.
10. You must not deposit any waste or rubbish, other than in the park's waste removal contractors' approved containers, on any part of the park (including any individual pitch).
11. Garden biodegradable waste can be disposed of on the park's compost heap.
12. The refuse bins may only be used for the disposal of small household waste. Any bulky items such as furniture, white goods (fridges, etc), bicycles must be taken to the local tip.

### **Business Activities**

13. 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.

### **Age of Occupants**

14. No person under the age of 55 years may reside in a park home.

### **Noise Nuisance**

15. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles so as to cause a nuisance to other occupiers, especially between the hours of 10.30 pm and 8.00 am.

### **Pets**

16. You must not keep any pets or animals except the following:
- a. Not more than one 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 1m in length and must not allow it to despoil the park
  - b. Not more than one 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 other pet or animal which can be housed in a cage, aquarium or similar and remain at all times within your home.

### **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.

17. Nothing in 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**

18. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.

19. You must only use fire point hoses in case of fire.

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

### **Vehicles and parking**

21. You must drive all vehicles on the park carefully and within the displayed speed limit.

22. You must not park more than two vehicles on the park.

23. You must not park on the roads or grass verges.

24. You must not park anywhere except in the permitted parking spaces.

25. Other than for delivering goods and services, you must not park or allow 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 derived from or adapted from such a commercial vehicle.
- c. vehicles such as motorhomes and touring caravans

with the exceptions of commercial vehicles operated by the park owner, employees and their families.

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 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.

### **Weapons**

29. You must not use 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.

## **External Decoration**

30. 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.

## **General**

31. Gazebos are permitted for temporary use during May to September, but may not be permanent.
32. Before digging holes or driving posts into the ground, please check with the Park Managers the route of any underground services.
33. Washing/laundry must not be hung out at weekends. When hanging washing, please do not leave it in an obtrusive position and you must only use a window hung rack or rotary line.
34. Flags, bunting and banners may only be erected temporarily to celebrate British Royal occasions, St George's Day, St David's Day, rugby matches and tournaments involving English and/or Welsh male 1st XV.
35. No branches may be removed from the Park's trees without our express permission (which will not be withheld or delay unreasonably).
36. You may only erect notices or advertisements in connection with the resale of your home.

## **Safety**

37. You are responsible for the conduct of the occupiers of your park home and for the conduct of your visitors.
38. Alcoholic drinks may only be consumed in and around the immediate vicinity of your park home or a park home in which you are a guest. No drinking is allowed in the communal areas of the park.