

## **SITE RULES FOR SUNNY HAVEN 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.

### **The Pitch**

1. Private gardens are to be kept neat and tidy. Fences are now not permitted. In consideration to all residents, grass cutting and or antisocial noise (drilling, sawing etc.) should not take place before 10:30 am on Sundays. Gardens are to be left intact when the occupier vacates the pitch. (Small Fences are only allowed with the park owners express permission)
2. Occupiers are not permitted to keep any flammable substances on the Park except for their reasonably necessary domestic use. 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. Only smokeless fuels may be used on solid fuel appliances.
3. For health and safety reasons occupiers may not store any combustible items underneath their home at any time. Where homes have a brick skirting underneath them, a hatch or access door must be fitted to the skirting to allow access to the underside of the home. (only 1 is permitted)
4. For the safety of occupiers, bonfires, paraffin heaters, incinerators, pyrotechnics and other external fires are not permitted on the Park by residents. However, barbecues are permitted provided the relevant occupier has taken adequate firefighting precautions.
5. No explosive materials may be kept on the Park.
6. No guns, firearms or other offensive weapons may be kept on the Park except where the occupier holds a valid licence from the appropriate authority. In such case the occupier must take all necessary precautions to keep the weapon stored safely. No such weapons may be used on the Park at any time, even where the occupier holds a valid licence.
7. Occupiers or their guests must not damage, remove or interfere with any equipment, property, flora or fauna on the Park, which is owned by the Park owner or any third party.
8. Occupiers must ensure that their visitors comply with the Park rules and the site licence conditions, and do not do anything on the Park, which may cause a nuisance to others.
9. Occupiers are responsible for ensuring that all electrical and gas installations and appliances in their home are safe and comply with current standards.

10. Occupiers are responsible for ensuring that their pitches are maintained in a safe and accessible condition at all times.
11. Gas tanks must be supplied by reputable suppliers and installed in accordance with the manufacturer's specification.
12. Occupiers must insure their homes against third party liability as a minimum.

#### **Improvements**

13. Occupiers must maintain their homes 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.
14. Any occupier who wishes to carry out external or structural improvements to their pitch, or external or structural improvements to their home, must make a written request to the Park owner in advance, setting out the details of the proposed improvements, along with plans/sketches of said improvements. No improvements may be carried out to the pitch or to the exterior/structure of the home without the prior written permission of the Park owner, which will not be unreasonably withheld.
15. Occupiers are not permitted to replace their home themselves, the Park owner reserves the right to restrict the make and model and can assist if the situation arises.

#### **Sheds and Other Structures**

16. One storage shed or other structure is permitted per pitch. The size, type, material, location and design of the shed must be approved in writing in advance by the Park owner (which will not be unreasonably withheld). No shed which exceeds 8 feet in length, 6 feet in width or 7 feet in height will be permitted. It is the responsibility of the occupier to ensure that their shed is adequately maintained and kept in a neat and tidy condition at all times.
17. Any shed or other structure erected on the pitch must be made of non-combustible material, and must comply with the conditions of the Park's site licence. All aerials, satellite dishes, etc. must be sited in a discreet location which does not spoil the visual amenity of the pitch.

#### **Refuse**

18. Occupiers are responsible for the disposal of their 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.

#### **Prohibition of Business Activities**

19. The Park is intended for residential use only. Occupiers are not permitted to carry on any business activities from their mobile home, their pitch or any other part of the Park, and 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.

### **Age Limit**

20. No person under the age of 50 years (with the exception of the Park owner, his employees and his family) is permitted to live on the Park.
21. Relatives and friends under this age are permitted to stay over, but for no more than twelve weeks in any calendar year.

### **Noise Nuisance**

22. 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.
23. The playing of outdoor games anywhere on Sunny Haven Park is prohibited.

### **Pets**

24. Occupiers are not permitted to keep any pets on the Park, with the exception that any occupier who had permission to keep a pet on the Park as at the date of commencement of these rules will be permitted to retain the pet, but may not replace it. Nothing in these rules prevents an occupier from keeping an assistance dog if this is required to support their disability and Assistance Dogs UK or any successor body has issued the occupier with an Identification Book or other appropriate evidence of requirement.
25. Any Dogs must be kept under proper control (on a leash not more than 1 metre in length) while on the Park, and must not be permitted to upset or cause a nuisance to other users of the Park. Pets must not despoil the Park, and the owner of the pet is responsible for disposing safely and hygienically of any waste.

### **Water Supply**

26. All occupiers must take appropriate steps to safeguard their external water pipes against damage or bursting from frost. Occupiers are responsible for maintaining the visible pipework on their pitch at all times.
27. Storm water must be directed into any drain or gulley, where available.
28. Occupiers must not discharge any material which may result in the Park's drains or sewers becoming blocked. Any costs incurred by the Park owner in unblocking the drains as a result will be charged to the occupier(s) involved.
29. Hosepipes must not be used for the washing of cars or other vehicles.

### **Vacant Pitches**

30. Access to vacant pitches by occupiers or their guests is not permitted under any circumstances, and occupiers must not tamper with or move building materials, plant or machinery.

### **Vehicles and Parking**

31. All vehicles must be driven on the Park safely and with due care and attention, and must obey the stated speed limit on the Park. Any one-way systems are to be strictly observed (if applicable), and vehicles must not reverse around the road systems.
32. Each household is permitted to keep up to two vehicles on the Park.
33. Parking is only permitted in the areas provided.
34. Roads must be kept clear of vehicles etc. at all times for access by emergency vehicles.
35. As required by law, all residents' vehicles on the Park must be taxed, insured and in a roadworthy condition, and driven only by persons who are insured to drive them and who hold a valid driving licence for the type of vehicle being driven. No SORN vehicles are permitted on the site owners land. Vehicles tax and MOT status can be checked online, any untaxed or non MOT'd vehicles will be removed from the Park. See below rule 36
36. Abandoned or unroadworthy vehicles must not be kept or used on the Park, and the Park owner may take appropriate steps to remove such vehicles from the Park. All costs for said removal will be passed to the vehicle owner.
37. Major maintenance to vehicles on the Park is prohibited.
38. Occupiers may not keep vehicles with a gross vehicle weight in excess of 3 tonnes on the Park overnight. Commercial vehicles used by or on behalf of occupiers must not create a nuisance to other residents and must be parked in an area designated by the Park owner.
39. Touring caravans, boats and camper vans will be allowed on the Park for a maximum of 48 hours to allow for cleaning/provisioning prior to any excursion, provided this does not breach any of the conditions of the Park's site licence.

### **Fire Precautions**

40. 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.
41. All mobile homes must be equipped with at least one 1-gallon minimum capacity water-type, or one 2-pound dry powder-type, fire extinguisher, a smoke detector and a fire extinguisher/fire blanket which conforms to the relevant British Standard. Occupiers are responsible for ensuring their fire-fighting equipment is maintained in good working order. (most insurers insist on this)
42. All residents should familiarise themselves with the information provided about the procedures to be adopted in case of fire, and must cooperate with the Park owner (or their representatives) and fire services in any fire drills which may be organised.