

# **PARK RULES FOR THE VICARAGE RESIDENTIAL HOME PARK**

## **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 or under a tenancy or any other agreement
- “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

With one exception the rules also apply to any occupiers of park homes who rent their home.

The only rule which does not apply to occupiers who rent their home is rule 38 about the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

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 7 March 2015 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 owner with the exception of the rules as given below.

## **Mobile Homes**

- 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. Any alteration or improvements to the pitch must be approved by us in writing (approval will not be withheld or delayed unreasonably) and may require planning permission, and must comply with the park's site licence conditions and fire safety requirements.**

## **Condition of the Pitch**

- 3. You must not erect gates or fences or means of enclosure unless you have obtained our approval in writing (which will not be unreasonably withheld or delayed). Any fences or gates or enclosure must comply with the park's site licence conditions and fire safety requirements.**
- 4. You must not erect any verandas or balconies or any such similar enclosure or structure unless you have obtained our approval in writing (which will not be unreasonably withheld or delayed) together with any necessary planning permission.**
- 5. You must not install any plastic pots or similar containers or any plastic flowers or ornaments on the pitch unless you have obtained our approval in writing (which will not be unreasonably withheld or delayed) except for Christmas decorations during the period from 1 December to 6 January each year.**
- 6. You must remove any of your plants trees, shrubs or bushes which overhang your pitch or paths or affect the any paths or walk areas or any other structure.**
- 7. You must ensure that your pitch is free of obstructions such as garden waste, domestic waste and building materials.**
- 8. You must not alter the pitch unless you have obtained our approval in writing (which will not be unreasonably withheld or delayed).**

9. You must not have external fires, including incinerators.
10. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
11. You must not keep explosive substances on the park.

### **Storage**

12. You must not have more than one storage shed on the pitch. Where you source the shed yourself the design, standard, size and sitting of the shed must be approved by us in writing (approval 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. The footprint of the shed shall not exceed 3sq mtrs.
13. 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.
14. No domestic waste receptacles are allowed on the pitch.
15. You must not improve your pitch by the installation or erection of any television aerials, poles, dishes, cabling or telephone wires or boxes unless you have received our approval in writing (approval will not be withheld or delayed unreasonably).

### **Refuse**

16. You are responsible for the disposal of all household, recyclable and garden waste in approved containers provided by the local authority service situated in the communal waste pending collection area on the park. You must not overfill containers.
17. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual pitch).

## **Business Activities**

18. 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 or any part of the park 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**

19. No person under the age of fifty years may reside in a park home, with the exception of the park owner and their family.

## **Noise Nuisance**

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

## **Pets**

21. You must not keep any pets or animals except the following:
- Not more than two dogs (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.
  - 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.
  - Not more than two of any other type of pet which must be housed in a cage, aquarium or similar and remain at all times within your home.

**Note**

The express terms of a homeowner's agreement contain an undertaking on the part of the homeowner not to allow anything which is or becomes a nuisance, inconvenience or disturbance to other occupiers at the park and this undertaking extends to the behaviour of pets and animals. A similar requirement not to cause a nuisance applies to tenants and again this includes the behaviour of pets and animals.

**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.

Rule 21 does not apply to pets owned by the park owner and their family.

**Pet Rule where controls on dogs are proposed through the rules**

22. Nothing in rule 21 of 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**

23. You must not permit water to be discharged onto the ground. Rule 23 does not apply to the park owner and their family
24. Communal water taps and hoses must be used in a reasonable and responsible manner for domestic purposes only.
25. You must only use fire point hoses in case of fire.
26. You must protect all external water pipes from potential frost damage.

**Vehicles and parking**

27. You must drive all vehicles on the park carefully and within the speed limit which is 5mph.

28. You must not park more than one vehicle on the park except as given in car park plan. Rule 28 does not apply to the park owner and their family.
29. You must not park anywhere except in the parking space allocated to your home as shown in the plan provided by us from time to time and detailing the number of cars permitted within the allocated parking space. Rule 29 does not apply to the park owner and their family.
30. Visitors may only park their vehicles in the visitors parking spaces as given on the plan provided by us from time to time and detailing the number of cars permitted. Rule 30 does not apply to the park owner and their family.
31. It is your responsibility that you ensure that your visitors use only the visitors' spaces as given on the plan provided by ourselves. Rule 31 does not apply to the park owner and their family.
32. You must not park on the roads or grass verges. Rule 32 does not apply to the park owner and their family.
33. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
- light commercial or light goods vehicles as described in the vehicle taxation legislation and
  - vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.
  - Motor homes and touring caravans.
- The rules for vehicles required and/or operated by the park owner and their family do not apply. Rule 33 does not apply to the park owner and their family.
34. You must hold a current driving licence and be insured to drive any vehicle you move on the park. You must also ensure that any vehicle you drive on the park is taxed, insured and has an MOT certificate in accordance with the requirements of law and is in a roadworthy condition.
35. Disused or un-roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

36. You must not carry out the following works or repairs on the park to:
- (a) major vehicles repairs involving dismantling any of the parts including the engine.
  - (b) works which involve the removal of oil or other fuels.
  - (c) renovation and/or restoration or any vehicle.

### **Weapons**

37. 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**

38. You must repaint the exterior of your home every 5 years. Colours must be neutral and not dark or of a vibrant nature.
39. All repainting must be done in a competent and professional manner ensuring no splashes occur on the pitch or any of the surrounds.
40. Homes must be externally re-decorated before the expiry of each five year anniversary from the date of the written statement.

### **Miscellaneous**

41. Occupiers are reminded that they are responsible for the conduct of their guests and family.
42. You must have no more than one domestic rotary washing line stationed on your pitch and this item must be removed from the ground and stored out of sight when not in use.
43. You must not install or use any other type of washing line other than as given in rule 42.
44. You must not access vacant pitches.