

Ashley Wood Park Homes

Park Rules

These rules are in place to ensure acceptable standards are maintained on Ashley Wood Park Homes, 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 Act 1983, as amended.

In these rules:

“occupier” - means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983 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.

With one exception the rules also apply to any occupiers of park homes who rent their home. Rule 30 is about the colour of the exterior of the home and does not apply to someone renting their home because they 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 23rd December 2014 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 (if and for so long as they live on the Park) to the park owner and any employees, with the exception of rule 14.

Condition of the Pitch

1. Your pitch must be maintained in a good state of repair. 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 enclosure between adjacent park homes unless they are 1 metre or less in height and you have obtained our approval in writing (which will not be unreasonably withheld or delayed). Fences that are not between adjacent park homes must not be erected unless they are 5ft or less in height 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. Fences must be maintained in a good state of repair.
3. You must not carry out any building works to the pitch or ground works to the pitch unless you have obtained our approval in writing (which will not be withheld or delayed unreasonably). You must not carry out any building works or ground works to the mobile home base.
4. Trees and shrubs must not be allowed to grow more than 6 ft on your pitch to avoid light being blocked from a neighbours pitch and to avoid roots causing damage (e.g. to underground pipework and mobile home bases). Trees and shrubs forming a hedge between adjacent park homes must be a maximum of 1 metre in height.
5. You must not have external fires, including barbeques and incinerators.
6. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
7. You must not keep explosive substances on the park.

Storage

8. You must not have more than two storage sheds on the pitch. Where you source the shed yourself the design, standard and size of the shed must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the sheds so as to comply with the park's site licence and fire safety requirements.

9. You must not have any storage receptacle on the pitch other than the shed(s) mentioned in rule 8 and the following: one greenhouse, receptacles for the storage of domestic waste pending collection by the local authority, water butts, compost bins and one storage box no bigger than 140cmx60cmx60cm.

10. 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

11. 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.

12. 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

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 50 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 10.30pm and 8.00am.

Pets

16. Only the following pets are permitted:- caged pets kept indoors and not more than 2 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.

17. Nothing in rule 16 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.

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.

Water

18. You must only use fire points in case of fire.
19. You must protect all external water pipes from potential frost damage.

Electricity and Gas

20. You are responsible for ensuring the safety of electrical and gas installations and appliances in your home.

Vehicles and parking

21. You must drive all vehicles on the park carefully and within the displayed speed limit.
22. You must not park on the roads or grass verges.
23. You must not park more than 1 vehicle on the park.
24. You must not park anywhere except in the parking space allocated to your home. Visitors must park in the visitor's car park.
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: 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.
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.

Vacant Pitches

31. Access to vacant pitches is restricted to individuals who are legally allowed access. Building materials, equipment and/or plant must be left undisturbed.

Sewage

32. To prevent blockages in the sewage system only natural waste must be flushed down the toilet. You must not put any of the following down the toilets, sinks or drains: grease, oils, fats, 'wet wipe' toilet tissue, kitchen roll, cotton wool, sanitary products or incontinence pads, cat litter and plastic bags.