

Specimen rules for a residential mobile home park

RULES for Park (Mobile) Homes

These are incorporated into your Agreement and breach of any of these rules is therefore a breach of the Agreement.

1. **Mobile Homes**
 - 1.1 Mobile Homes are for the occupation of persons aged 50 and over only but should one occupier be over 50 but that person's partner is under 50 the Park Owner has a discretion to allow the occupation of such younger partners. No children are to be resident in the Mobile Homes
 - 1.2 Only mobile homes of proprietary manufacture are accepted and they must at all times conform to the definition of mobile home or caravan under the Caravan Sites and Control of Development Act 1960 (as amended) and the Mobile Homes Act 1983 (such compliance to include any decking and patio areas added with the approval of the Park Owner.
 - 1.3 Where originally manufactured according to *(specify relevant standard)* homes must be kept and maintained so as to continue to comply. Wheels must not be removed.
 - 1.4 Occupiers are cautioned against alterations to their homes which may inadvertently put them in breach of 1.2 and 1.3.
 - 1.5 Any alteration to the home or extension to it (including the addition or replacement of a porch and any decking or patio areas) either temporary or permanent is prohibited except with the prior approval in writing of the Owner who shall be entitled to inspect plans and drawings before deciding whether to give approval. Occupiers are reminded that most extensions will require planning permission, but that the grant of planning permission does not in any way bind the owner to giving permission for an extension which remains a matter for the discretion of the Owner.
 - 1.6 The electrical and water and drainage systems of the home, and the connections with the Park supplies, are the sole responsibility of the occupier after the initial installation and the costs of these will be invoiced quarterly

1.7 Bottled gas must be purchased from Park Owner.

2. The pitch

2.1 Pitches must be kept clean and tidy and gardens must not become overgrown with weeds. Rubbish or building materials must not be accumulated and the area under the home should be kept free of obstruction.

2.2 The erection of fences on the pitch is not permitted except with the prior approval of the Owner, in writing, even where the erection is the replacement of an old fence. Where permitted, fences must be maintained in good condition and treated with wood proof solutions as appropriate. Panels damaged, e.g. by wind must be promptly replaced. In considering applications for fences the Owner will pay particular regard to the height proposed. [This rule is not to have application where there is an express term of the Agreement prohibiting the erection of fences, as certain parts of the Park are intended to be and remain open plan.]

~~2.3~~ The erection or placing of storage sheds, fuel bunkers and other structures on the pitch is prohibited.

2.4 Trees and shrubs may only be planted with the approval of the Owner, as these can affect services. Trees should not be cut or lopped without the Owner's approval.

2.5 Waste must be kept in wheelie bins (or approved containers) which must not be overfilled.

2.6 The construction or installation of a fish pond must be subject to the Owner's prior approval in writing who will be particularly concerned as to the proposed size and location.

3. Motor cars

3.1 Not more than 2 cars are permitted for each home, and are to be parked where authorised in writing by the Owner. No occupier's car should be parked in the car parks reserved for visitors. Cars are only permitted where the following conditions are complied with:

3.1.1 each car is insured according to the law;

3.1.2 each car has a valid MOT certificate where its age requires one;

- 3.1.3 each car is in good working order and roadworthy.
- 3.2 Only private motor cars, taxed as such, are permitted and not goods vehicles or commercial vehicles.
- 3.3 The repair, maintenance, dismantling or restoring of motor cars on the pitch or Park is strictly prohibited as this is unsightly and can be noisy.
- 3.4 Drivers must be holders of a licence as if the Park were a road. The speed limit of 5 mph must be strictly observed and drivers must not cause a nuisance through excess revving, warming up periods or otherwise. The one-way system must be observed.
- 3.5 Touring caravans and boats must not be parked on pitches. The Owner may be able to permit their storage elsewhere on the Park.

4. Animals

The keeping of any small pet or animal of whatever nature (no larger than.....) is at the absolute and unfettered discretion of the Owner whose consent must be requested before the pet is brought onto the Park. Large pets will not be permitted to remain on the Site. If circumstances justify it, consent can be revoked at any time. Where pets are allowed:

- 4.1 they must be kept under proper control so as not to be a nuisance to other occupiers or to frighten them;
- 4.2 they must not foul the Park;
- 4.3 they must not be shut up in the home for long periods or left in the garden;
- 4.4 they must not be exercised on anything but a short leash (approximately one metre maximum)

5. Miscellaneous

- 5.1 Occupiers are reminded that they are responsible for the conduct of their guests and family.
- 5.2 Litter must not be dropped.
- 5.3 It is forbidden to carry offensive weapons or to interfere with flora or fauna on the Park.
- 5.4 No antisocial behaviour will be tolerated.
- 5.5 The Park will operate a 1am night curfew.

site owner

signed (site owner)

name

date

witness

signed (witness)

name

address of witness

resident

signed (resident)

date

witness

signed (witness)

date