

PARK RULES FOR ORTON GRANGE

Preface

In these rules:

- A “occupier” means anyone who occupies a home, whether under an Agreement to which the Mobile Home Acts 1983 applies or any other agreement.
- B “you” and “your” refers to the homeowner or other occupier of a park home.
- C “we” and “our” refers to the park owner.
- D These rules are in place to ensure acceptable standards are maintained on the park, which will be of 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 Home Act 1983 as amended.
- E With one exception the rules also apply to any occupiers of park homes who rent their home from the park owner only.
- F The only rule which does not apply to occupiers who rent their homes is rule 29 about the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.
- G 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 3 February 2017 and
 - No occupier who is in occupation on that date will be treated as being in breach due to circumstances which were in existence before that date.
- H These rules also apply (for so long as they live on the park) to the park owner and any employees, with the exception of rules 12, 24 and 30.

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 any other means of enclosure unless they are non-combustible and you have obtained the park owners approval in writing (which will not be unreasonably withheld or delayed) and that they are also in accordance with the Site Rules. You must position fences and any other means of enclosure so as to comply with the fire safety requirements.
3. You must not have external fires, including incinerators. The only exclusion to this rule being barbecues.
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 one storage shed on the pitch. Where you source the shed yourself the design, standard and size of the shed must be approved by the park owner in writing (approval will not be withheld or delayed unreasonably). You must position the shed so to comply with fire safety requirements and the Site Licence. The footprint of the shed shall not exceed 4.6 square metres.
7. You must not have any storage receptacle on the pitch other than the shed 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 park home.

Refuse

9. 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 collection.
10. You must not deposit any waste or rubbish other than the local authority approved containers on any part of the park (including any individual pitch). This includes scrap metal.

Business Activities

11. You must not use the park home, the pitch (or any part of the park) for any business purpose, and you must not use the park home or the pitch for 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.

Age of Occupants

12. No person under the age of 50 years may reside in the park home. The only exception being when family or friends of the park homeowners' come to visit. When children visit residents on the park they are the responsibility of the homeowners at all times and no ball games are allowed.

Noise Nuisance

13. 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 residents, especially between the hours of 10.30pm and 8.00am.

Pets

14. You must not keep any pets or animals except the following: -
 - Not more than two pets, e.g. homeowners are only permitted either 2 cats or 2 dogs, or 1 cat and 1 dog. No breed of dog that is subject to the Dangerous Dogs Act 1991 which are not permitted at all.
15. You must keep any dog under proper control and you must not permit it to frighten other users of the park.
16. You must keep any dog on a leash at all times not exceeding one metre in length and must not allow it to despoil the park.

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 to tenants and again this includes dogs and animals.
17. Nothing in rule 14 of these park rules prevents you from keeping an assistance dog if this is required however the homeowner must produce an Identification Book by Assistance Dogs UK or any successor body or other appropriate evidence.

Water

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

Vehicles and Parking

20. You must drive all vehicles on the park carefully and within the displayed speed limit of 10 mph and comply with the one-way system in operation.
21. You must not park more than two vehicles per pitch.
22. You must not park on the roads or grass verges.
23. You must not park anywhere except in the permitted parking spaces.
24. Other than 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
25. You must hold a current driving licence and be insured to drive any vehicle on the park. You must ensure that any vehicle you drive on the park is taxed in accordance with the requirements of law and is in a roadworthy condition.
26. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
27. You must not carry out the following works or repairs on the park: -
 - Major vehicle repairs involving the dismantling of part(s) of the engine
 - Works which involve the removal of oil or other fuels.

Weapons

28. Firearms, air pistols, catapults or any offensive weapons are not permitted on site at any time.

External Decoration

29. Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or re-covered homeowners must use reasonable endeavours not to depart from the original colour-scheme.

Work done on the home by a Third Party

30. Before permitting any trades person to carry out work to your mobile home or pitch, you must ensure that they are: -
 - A) suitably qualified to carry out work; and
 - B) Hold a current valid public liability insurance certificate.

You should obtain copies of any relevant qualification and public liability insurance certificate in the event of a future enquiry.

Compound

31. Residents or their guests are not allowed to enter the storage area on the park, commonly referred to as the compound, at any time.

Please remember your visitors are your responsibility and must comply with the park rules.