

PARK RULES FOR RIVERHILL GARDENS

Preface

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

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 Act 1983, as amended.

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 40 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 3 November 2023; 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 and any employees, with the exception of the following rules 17, 18, 26 and 35.

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 other means of enclosure unless they are of metal or non-combustible material not exceeding 4 feet in height with an additional 2 feet of trellis 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.

Existing fences or other means of enclosure exceeding the maximum height detailed may be replaced on a like-for-like basis.

3. If you wish to add any external structure(s) to the park home such as a fence, veranda or balcony, we ask that you send us plans of what is proposed. If we give our written permission, it will remain your responsibility to ensure that the work would not breach any

term of the site licence and that your park home at all times complies with the statutory definition of a "mobile home" set out in the Mobile Homes Act 1983 (or any definition that may subsequently amend or supersede it). Planning permission may be needed and we may attach reasonable conditions such as requiring an inspection at intervals during the course of construction. We will not withhold consent unreasonably.

4. You must not have external fires, including incinerators, or disposable barbeques.

A maximum of one barbeque, in a proper receptacle, per pitch is permitted. You must ensure that the barbeque is placed appropriately away from mobile homes and fences/enclosures so as not cause a danger or nuisance to others when in use. The barbeque must not be left unattended and must be fully extinguished after use and cold coals disposed of correctly in appropriate receptacles.

5. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
6. You must not keep explosive substances on the park.
7. TV aerials or satellite dishes are only permitted with our express written consent (which will not be unreasonably withheld or delayed). If we grant permission, we will expect installation on your park home rather than on the ground.

Trees and shrubs

8. You must not cut any trees or hedges at the park. If you find any tree or hedge a nuisance or unsatisfactory please take the matter up with us; do not deal with it yourself.
9. You must not plant any tree or shrub that is or will exceed 4 feet in height, and is not contained within a plant pot.

Where you wish to plant a tree or shrub that is or will exceed 4 feet in height, or is not contained within a plant pot, you must not do so without our prior written consent (which will not be unreasonably withheld or delayed).

Storage

10. 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 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 4.6 square metres and must not be less than 2.9 metres away from any park home.

11. In addition to the shed mentioned in rule 10 you may also have 1 fire resistant storage box on your pitch and any receptacle for the storage of domestic waste pending collection by the local authority.

Where you source the storage receptacle yourself the design, standard and size must be approved by us in writing (approval will not be withheld or delayed unreasonably). The

size must not exceed the dimensions: 1.6m x 1.2m x 1m. You must position the storage receptacle so as to comply with the park's site licence and fire safety requirements.

12. 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.

Washing

13. Washing lines may be of the rotary type or the window sill type only and must be positioned discreetly or out of sight of other park users.

Refuse

14. 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.
15. 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).
16. You must not introduce any foreign items into the drainage system including cleaning cloths, babies' nappies, sanitary products, condoms, cooking fat, engine oil, grease or paint.

Business Activities

17. 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

18. No person under the age of 50 years may reside in a park home, with the exception of the park owner and their immediate family and the park warden.

Children

19. Visiting children are the responsibility of their parents or guardians at all times.
20. Children are to be supervised at all times so that they are not a nuisance or danger to themselves or others.

Visitors

21. It is your responsibility to ensure that your visitors and occupiers of your park home adhere to the park rules, Written Statement and comply with the park's site licence conditions and fire safety requirements.

Permitted Number of Occupiers

22. Your park home may not be used for sleeping a number of persons greater than the maximum number of people permitted to occupy the park home stipulated in your Written Statement; if no number is stipulated then it may not be used for sleeping a number of persons greater than the number for which it was designed.

Behaviour

23. Homeowners are not permitted to enter onto, use or park any vehicle on empty pitches.

24. If you use CCTV, you must warn visitors to your park home by a prominent external notice attached to it, the format and wording of which you must agree with us (our agreement not to be withheld unreasonably). The CCTV may only capture images of the area immediately around your park home and not of any other part of the park, such as any path or road, or any other park home or its pitch and the area immediately around it.

Noise Nuisance

25. 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

26. You must not keep any pets or animals except the following:

- a. Not more than 1 dog (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 and must not allow it to despoil the park.
- b. Not more than 1 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.
- c. Any animal which is housed in a cage, aquarium or similar and will 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.

27. Nothing in rule 26 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

28. You must not use hoses, except in case of fire, or to water plants and shrubs. Hoses must not be used to water grass or to wash vehicles.

29. You must protect all external water pipes from potential frost damage.

Vehicles and parking

30. You must drive all vehicles on the park carefully and within the displayed speed limit of 10mph.
31. You must not park more than 2 vehicles on the park. You may only park a second vehicle on your pitch with our express written consent (which will not be unreasonably withheld or delayed) provided there is sufficient space for it so as to comply with the park's site licence conditions and fire safety requirements.

Other than for a maximum period of 6 hours and strictly for the purpose of loading and unloading or cleaning you must not park or allow parking of additional vehicles, motorhomes and touring caravans on the park.
32. You must not park on the roads or grass verges.
33. Subject to park rule 32, you must not park anywhere except in the parking space(s) allocated to your home.
34. Other than for delivering goods and services, or small unsigned commercial vans (dimensions not to exceed 2 metres in height or 6 metres in length) and also driven for personal use, you must not park or allow parking of commercial vehicles of any sort on the park, including:
 - a. light commercial or light goods vehicles as described in the vehicle taxation legislation, and
 - b. vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.
35. 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.
36. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
37. 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

38. 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

39. 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 exterior colour-scheme.
40. You must display a marker with the pitch number in the windows or on the exterior of the park home. It must be of a reasonable size and of a type approved by us in writing (which will not be unreasonably withheld or delayed).

41. You must provide a letterbox in your park home or alternatively, an outside box situated on the pitch. It must be of a reasonable size and type approved by us in writing (which will not be unreasonably withheld or delayed).

Fire Precautions

42. Your park home must be equipped with adequate fire-fighting equipment. As a minimum this should be a 1kg dry powder type fire extinguisher, smoke detector and fire blanket. All equipment must be maintained in a good condition and in full working order.

43. You must only use fire point hoses in case of fire.

Fire hoses may not be used for any improper purpose such as washing cars or boats.

44. It is your responsibility to ensure that all occupants of your park home are familiar with the location of the Fire Points and the contents of the Fire Notices displayed at each point.

45. No fuels or combustible materials other than LPG containers may be stored on the park.