

PARK RULES FOR SCHOONER PARK

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 residential 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. The rules will apply to those who occupy the Park under an agreement to which the Mobile Homes Act 1983 (as amended) applies.

The Rules also apply to any occupiers of park homes who rent their home from the park owner.

The only rule which does not apply to occupiers who rent their home is rule 43 about the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

Park Rules

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 [DATE]; 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: Rule 35 and Rule 38.

Condition of the Pitch

1. It is your responsibility to ensure that your visitors and all occupiers of your home adhere to the park rules.
2. You must comply with the conditions of the Site Licence issued by Ceredigion County Council. A copy of the site Licence is located in the Park Office.
3. You must not re-position the home unless you have sought our permission in writing. This is necessary to ensure compliance with licensing conditions and to protect the visual appeal of the park.
4. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
5. You must not discharge waste on to the ground.
6. You must not erect fences or other means of enclosure of the pitch, including natural borders, unless they are of a low-level type not exceeding 1 metre 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.

7. You must not plant any tree or shrub on the pitch which may exceed 1 metre in height.
8. You must not have external fires, including incinerators.
9. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
10. You must not keep explosive substances on the park.
11. You must make reasonable endeavours to ensure that washing does not obstruct access to your home or any neighbouring home. Rotary dryers and fixed window type airers are permitted.
12. Apart from a 'for sale' sign, you may not place any notice or sign on the home or the pitch.

Storage

13. 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 m².
14. In addition to the shed mentioned in rule 13 you may also have 1 plastic storage box on your pitch, dimensions not to exceed 1.6m x 1.2m x 1m..
15. 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

16. You are responsible for the disposal of all household, recyclable and garden waste in the communal, approved bins located on the Park. Communal bin storage and collection arrangements are subject to change as local authority collections dictate. You must sort your waste and deposit it in the appropriate approved plastic waste bags.
17. You must not deposit on any part of the park (including any individual pitch), any waste or rubbish, other than in the communal waste and recycle bins situated on the park.

Building works

18. You must not carry out building works to the pitch including the erection of any outbuilding, patio, steps, verandas or pathways, without first obtaining our written consent, which will not be unreasonably withheld.
19. If you decide to instruct a contractor to carry out any work to the home or the pitch, you must ensure that they are suitably insured and competent to carry out those works. we reserve the right to request evidence of competency and public liability insurance.

Business Activities

20. 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.

Noise Nuisance

21. 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 11.00pm and 8.00am.

Behaviour

22. You must keep away from any vacant pitches.

23. You must not use a drone, powered model aircraft or any other powered flying object on the park.

24. You must not use any Chinese lanterns, fireworks or similar.

25. You must not leave children unattended in the home.

Trees and shrubs

26. You must not cut any trees or hedges at the park. If you find any tree or hedge a nuisance or unsatisfactory you should take the matter up with us; do not deal with it yourself.

Pets

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

- Not more than one cat and one 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.
- 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.

28. Nothing in rule 27 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.

Fire safety

29. You must familiarise yourself with the location of all fire points on the park.

30. Fire boxes situated on the park are alarmed. They must only be opened in the event of a fire.
31. You must only use firefighting equipment situated on the Park, in the event of fire.
32. It is recommended that you install and keep serviced a multi-purpose fire extinguisher and a smoke and carbon monoxide detector in the home.

Water

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

Vehicles and parking

34. You must drive all vehicles on the park carefully and within the displayed speed limit of 10mph.
35. You must not park more than 2 vehicles on the park.
36. You must not park on the roads or grass verges.
37. You must not park anywhere except in the permitted parking spaces. Where parking bays are provided, only one car is to be parked in each bay.
38. You must ensure when making arrangements for the delivery of goods to your home, that the delivery vehicle is suitable for travelling along the park roads. Access must always be maintained for emergency vehicles. If you are not sure if a particular vehicle is

suitable to drive on the park roads, please enquire at the park office before making your arrangements.

39. 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.
40. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
41. 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

42. 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

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

Age of Occupants

44. No person under the age of 50 years may reside in a park home, with the exception of the park warden.