

GENERAL SITE RULES

Chequers Park

Whatfield Road, Elmsett, IP7 6LY

Contact Mr David Wilson Tel: 01787 275486

1. Your home - miscellaneous

- a) You must not sub-let your home
- b) You must not leave your home vacant for more than 28 days
- c) Home owners must maintain the garden of their park home to a clean and tidy standard at all times.

2. Condition of the pitch

- a) For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
- b) The occupier is responsible for maintaining their plot to ensure it remains clean and tidy at all times and any waste material, including garden waste, must be disposed of in a correct manner.
- c) Any new fences and other means of enclosures are to be approved in writing by the owner (which will not be unreasonably withheld or delayed) and must be positioned to comply with the parks' site licence and fire safety requirements.
- d) You must not have external fires including incinerators.
- e) You must not keep flammable substances on the park except in quantities reasonable for domestic use.
- f) You must not keep explosive substances on the park.

3. Storage

- a) You must not have more than one storage shed on the pitch unless historically in existence. Where you source the shed yourself, the design, standard and size must be approved in writing by the site owner in writing (approval not to be withheld or delayed unreasonably). The footprint of the shed shall not exceed a size appropriate with the plot size.
- b) You must not have any storage receptacle on the pitch other than a shed as mentioned above and any receptacle for the storage of domestic waste pending collection by the local authority.
- c) You must ensure that any shed or other structure erected in the separation space between park homes is of non-combusitible construction and positioned to comply with the parks' site licence conditions and fire safety requirements.
- d) You will be asked to remove any non-compliant storage which does not comply with the requirements of the site licence.

4. Refuse

- a) You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. You must not over-fill containers and must place them in the approved position for collections.
- b) You must not use the park home, the pitch or any part of the park for business purposes or for the storage of stock, plant or equipment used or last used for any business purpose. 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, workers, customers or members of the public calling at the park home.

5. Noise

- a) You must not use musical instruments, all forms of recorded music players, radios and other similar appliances (including those in motor vehicles) to cause a nuisance to other occupiers, especially between 22:30 and 08:00 hours.

6. Pets

- a) You must not keep any pet or animal at the park home except the following:-
 - i. Not more than 2 dogs (other than any of the breeds subject to the dangerous dogs act 1991). You must keep any dog under proper control and you must not permit it to frighten other users of the park. Dogs must be kept on a leash not exceeding 1m in length and must not allow it to despoil the park.
 - ii. OR, not more than 2 domestic cats, kept under control.
 - iii. OR, 1 dog and 2 cats, kept under control.
 - iv. Not more than 2 budgerigars, or similar, caged within your home.
 - v. Fish in an aquarium or garden pond
- b) No other pets are allowed on the park. Nothing in this rule 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.
- c) 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, however, when the pet leaves it can only be replaced as per the above.

Note:

The express terms of the home owners agreement contain an undertaking on the part of the home owner not to allow anything which is or becomes a nuisance, inconvenience or disturbance to other occupiers at the park and this undertaking extends to pets and animals. This requirement not to cause a nuisance applies to tenants and includes the behaviour of pets and animals.

7. Water

- a) You must protect all external water pipes from potential frost damage.

8. Vehicles and parking

- a) You must drive all vehicles on the park carefully and within the displayed speed limits.
- b) You must not park more than 2 vehicles on the park.
- c) Other than for delivering goods and services, you must not allow parking of commercial vehicles, caravans and motorhomes, apart from a CDR (car derived vehicle).
- d) No storage or parking of caravans or motorhomes is allowed on the park except for a period of 24 hours for loading and unloading (except for commercial vehicles and caravans operated by the park owner and their family).
- e) You must hold a current driving licence and be insured to drive any vehicle kept on the park. Vehicles must be taxed and in a roadworthy condition in accordance with the requirements of the law.
- f) Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to have any apparent abandoned vehicles removed.
- g) The following works or vehicle repairs are not permitted:-
 - i. Major vehicle repairs involving dismantling of part of the engine.
 - ii. Works which involve the removal of oil or other fuels.

9. Weapons

- a) You must not use or display guns, firearms or 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.

10. External decoration

- a) Homeowners must maintain the outside of their park home in a clean and tidy condition.

Signed by the site owner



31st March 2023

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.