

Proposed Park Rules for Moorland Park and Cottage Park

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 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/owners.

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.

None of these rules have retrospective affect. Accordingly:

- * They are there to apply only from the date on which they take effect, which is 10/012/2014
- * 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 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 Numbers 13-15-21.

CONDITION OF THE PITCH

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use as storage space.
2. You must not erect fences or other means of enclosure if they are in excess of 1 Metre in height, you must position the fences and other means of enclosure so as to comply with the park site licence conditions and fire safety requirements.
3. You must not have external fires including incinerators.
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.
6. You must maintain all gardens lawns and fencing. You must not plant trees or bushes to avoid damage to underground services.

STORAGE

7. You must not have more than one storage shed and two storage containers on the pitch. You must position the shed and storage containers so as to comply with the sites licence and fire safety requirements. The footprint of the shed shall not exceed 3x metres, storage containers must not exceed 1.4 x 1 metre.
8. You must not have any storage receptacle on the pitch other than the shed or storage container mentioned in rule 7 and any receptacle for storage of domestic waste pending
9. You must ensure any shed or other structure erected in the separation space between park homes is of none combustible construction and positioned to comply with the park site licence conditions and fire safety requirements. The separation space is the distance between your home and any neighbouring home.

REFUSE

10. You are responsible for the disposal of all household,recleable and garden waste in approved containers and bags through the local Council service. You must not overfill containers and bags and must place them in the approved position for the local council Collections. They must be kept to the rear of your home until the day of, or night before collection.
11. You must not deposit any waste rubbish or litter other than in council approved containers and bags on any part of the park .

BUSINESS ACTIVITIES.

- 12 You must not use the park home, the pitch or any part of the park for any business purpose nor must you use the park home 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 or involve other staff, customers members of the public or other callers at the park.

AGE OF OCCUPANTS

13. No person under the age of 50 yrs must reside in a park home, with exception of the park owner and their family ,Park warden or their family.

NOISE NUISCANCE

14. You must not use musical instruments ,all forms of recorded music players radio's or other similar appliances and motor vehicles so as to cause a nuisance to other occupiers, especially between the hours of 10-30 pm and 8am.

PETS

15. You must not keep any pets or animals, except for the following on the pitch: Not more than 2 dogs [other than any breed subject to the dangerous dogs act 1991 which are not permitted at all.] Any dog must be kept under control it must not be allowed to frighten other users of the park. All dogs must be kept on a leash not exceeding one metre in length and must not be allowed to foul the park.

* Not more than two domestic cats ,these must be kept under proper control and not be allowed to frighten other users [Does not apply to park owners their family and park warden] we also request they be litter trained to help avoid fouling of the park.

- 16.Nothing in rule 15 will prevent you keeping an assistant dog on this park if it is required to support your disability and Assistance dogs UK or any other body has issued you with and identification book or other evidence.

WATER

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

VIHICLES AND PARKING

18. You must drive all vehicles on the park carefully and within the displayed speed limit.
20. You must not park on the roads only in designated parking facilities.
21. Other than for delivering goods services and visitors, must not park or allow the parking of any commercial vehicles on the park of any kind. This includes all Light Commercial or light goods vehicles as described in the vehicle taxation legislation .[with the exceptions of vehicles operated by the park owners, their family or park warden]
- 22.You must not store any motor homes or touring caravans on the park. With the exception of loading or unloading for a maximum of 48 hrs.
- 23.You must hold a current driving licence and be insured to drive any vehicle on the park ,

any vehicle you drive on the park must be taxed as required by law and is roadworthy.

24. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle deemed to be abandoned .

25. You must not carry out the following works on the park: [a[Major vehicle repairs involving dismantling of parts, works involving the removal of fluids or other fuels]

WEAPONS

26. You must not use or display guns, fire arms, including crossbows. On the park you may only store them in your home or on the pitch if you hold the appropriate licence in accordance with that license.

EXTERNAL DECORATION

27. You must not erect extensions or other structures to your unit as it does not apply to park site conditions.

28. Home owners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered homeowners must use reasonable endeavours not to depart from the original colour scheme.

29. You must only use a rotary type of clothes line one to each unit.

HEALTH AND SAFETY

30. All occupiers and visitors to the site will be expected to comply with site rules and licence conditions.

31. Occupiers are requested to supervise the conduct of children and visitors to their home.

PAYMENTS

32. All payments and utilities to be paid strictly on time.

33. The site is subject to 10% commission payable to the site owners on any resale.

SCHEDULE 1

Regulation 8

Form of proposal notice

<p>FORM OF PROPOSAL NOTICE – MOBILE HOMES (SITE RULES) (ENGLAND) REGULATIONS 2014</p> <p>Mobile Homes Act 1983, as amended by the Mobile Homes Act 2013</p>	
1	Clearly set out the proposal(s) being made (see note i)
	NEW SITE RULES.
2	State the reasons for making the proposal(s)
	NEW GOVERNMENT LEGISLATION
3	I confirm that the proposals comply with regulations 4 and 5 (prescribed matters) (see note ii)
	SEE ATTACHED SCHEDULE
4	I confirm that the consultation response document (see note iii) will be sent to each consultee (see note iv)
	AS ABOVE
Deemed date of service of this notice ("first consultation day") (see note v)	
<p>Responding to the consultation</p> <p>My name and address to which responses are to be sent: RENSHAR LTD MR AND MRS. R. SMITH. ADDRESS SEE BELOW.</p> <p>Date by which any responses must be received (see note vi)</p> <p>Signature: <i>R. Smith</i></p> <p>Date (see note vii)</p>	
<p>Data Protection Act 1998</p> <p>Any representations made in response to the consultation cannot be treated as confidential. To comply with the duties contained in the Mobile Homes (Site Rules) (England) Regulations 2014, it will be necessary for me to disclose information received from you to others, which may include other occupiers, a tribunal and a local authority.</p>	
<p>Notes</p> <p>(i) A proposal means a proposal to make, vary or delete a site rule. A proposal notice may contain more than one proposal, as set out in regulation 3(4).</p>	
<p>(ii) Prescribed matters to which site rules may relate (Regulation 4 – matters prescribed for the purposes of section 20(2)(b) of the 1983 Act)</p> <p>A site rule must be necessary:</p> <p>(a) to ensure acceptable standards are maintained on the site, which will be of general benefit to occupiers, or</p>	

e/o. 12. MOORLAND PARK.
 OLD NEWTON RD.
 BOVEY TRACEY
 TQ 13 9 7 DU

SCHEDULE 2

Regulation 9

Form of consultation response document

<p>FORM OF CONSULTATION RESPONSE DOCUMENT MOBILE HOMES (SITE RULES) (ENGLAND) REGULATIONS 2014</p> <p>Mobile Homes Act 1983, as amended by the Mobile Homes Act 2013</p>
<p>This consultation response document shall be issued by the site owner following a consultation on proposed site rules in accordance with regulations 7 and 8 of the Mobile Homes (Site Rules) (England) Regulations 2014. The document must be sent to each consultee within 21 days of the last consultation day.</p>
<p>1. The decision I have reached regarding whether or not to implement the proposal(s) consulted on (with or without modification)</p> <p style="text-align: center; font-size: 1.2em; margin-top: 20px;">NO RESPONSES</p>
<p>2. Details of the consultation carried out, including the first consultation day and a summary of the representations received in response to the consultation and such modifications as were made to the proposal(s) (if any) as a result of the consultation.</p>
<p>3. I attach a copy of any site rules in the form in which I will deposit them with the local authority.</p>
<p>4. [If applicable] I intend to deposit a deletion notice with the local authority, setting out that the following site rules shall be deleted:</p>
<p>5. You will receive notification within 7 days of the deposit of the site rules and/or the deletion notice with the local authority (see regulation 13).</p>
<p>6. Right of appeal You may appeal to the tribunal within 21 days of receipt of this consultation document, on one or more of the grounds specified in regulation 10:</p> <ul style="list-style-type: none"> (a) a site rule makes provision in relation to any of the prescribed matters set out in Schedule 5; (b) the owner has not complied with a procedural requirement imposed by regulation 7 to 9 of these Regulations; (c) the owner's decision was unreasonable having regard, in particular, to — <ul style="list-style-type: none"> (i) the proposal or representations received in response to the consultation;

SCHEDULE 3

Regulation 13

Form of notification of deposit of site rules

<p>FORM OF NOTIFICATION OF DEPOSIT OF SITE RULES – MOBILE HOMES (SITE RULES) (ENGLAND) REGULATIONS 2014</p> <p>Mobile Homes Act 1983, as amended by the Mobile Homes Act 2013</p>
<p>This document should be used where new site rules have been made or site rules have been varied and these site rules have been deposited with the local authority in accordance with regulation 12 of the Mobile Homes (Site Rules) (England) Regulations 2014.</p>
<p>This form should be served on all occupiers¹ of the site and may also be published in a prominent place on the site.</p>
<p>1. Site rules were deposited with [give contact details for the local authority with whom the deposit has been made] on [date of deposit].</p>
<p>2. From [date]² the rule(s) take effect as express term(s) of the pitch agreement relating to your home and will bind both me, as site owner and you, as occupier and our successors in title.</p>
<p>3. A copy of the site rule(s) is attached and these may also be inspected at the offices of the local authority.</p>
<p>4. Where a site rule is a variation to an existing rule, any other site rules already in force but not affected by the variation and shall remain in force unaltered.³</p> <p style="text-align: center; font-size: 1.2em;">NO RESPONSES .</p>
<p>Signed..... <i>A. J. Hall</i> <i>Per S. SMITH .</i> Site owner⁴</p> <p>Date xxx⁵ <i>19/11/14 .</i></p>
<p>Notes 1 As defined by section 1 of the Mobile Homes Act 1983. 2 The day which falls 22 days after the date of this notification. 3 This paragraph is not relevant to the first deposit of rules made after the coming into force of the Mobile Homes (Site Rules)(England) Regulations 2014. 4 Signature of the site owner or a person authorised to sign on the site owner's behalf. 5 This date must be within 7 days of the deposit of the site rules with the local authority.</p>

SCHEDULE 4

Regulation 13

Form of notification of deposit of deletion notice

<p align="center">FORM OF NOTIFICATION OF DEPOSIT OF DELETION NOTICE – MOBILE HOMES (SITE RULES) (ENGLAND) REGULATIONS 2014</p> <p align="center">Mobile Homes Act 1983, as amended by the Mobile Homes Act 2013</p>
<p>This document should be used where site rules have been deleted and notice of the deletion has been deposited with the local authority in accordance with regulation 12 of the Mobile Homes (Site Rules) (England) Regulations 2014.</p>
<p>This form should be served on all occupiers* of the site and may also be published in a prominent place on the site.</p>
<p>1. Notification was given to [give contact details for the local authority with whom the deposit has been made] on [date of deposit] that the following rule(s) shall cease to have effect from xxx*</p> <p>[List the rule(s)]</p> <p align="center">No Responses.</p>
<p>2. From the above date the rule(s) shall cease to have effect as express term(s) of the pitch agreement relating to your home and will no longer be binding on both me, as site owner and you, as occupier.</p>
<p>3. The remaining site rule(s) (if any) which remain in force, may be inspected at the offices of the local authority.</p>
<p>Signed..... A.J. Hull. Per S. SMITH. Site owner</p> <p>Date xxx* 19/11/2014.</p>
<p>Notes 1 As defined by section 1 of the Mobile Homes Act 1983. 2 The day which falls 22 days after the date of this notification. 3 Signature of the site owner or a person authorised to sign on the site owner's behalf. 4 This date must be within 7 days of the deposit with the local authority.</p>

SCHEDULE 5

Regulation 5

Matters prescribed for the purposes of section 2C(8) of the 1983 Act

The matters set out in paragraphs 1 and 2 are prescribed matters for the purposes of section 2C(8). (Site rules or rules such as are mentioned in section 2C(3) of the 1983 Act are of no effect in so far as they make provision in relation to the prescribed matters.)

Matters relating to the sale or gift of a mobile home

1.—(1) The matters are—

- (a) whether the occupier should be prevented from selling or gifting the mobile home to anyone other than the owner;