

PARK RULES FOR HILL CORNER FARM PARK

The following rules are in place to ensure acceptable standards are maintained on the Park, which will benefit all of the occupiers, and to maintain and promote community cohesion. They will form part of the Agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983 (as amended)

These rules are made to ensure that all may live peacefully in unspoilt surroundings and have not been compiled to place unnecessary restrictions on occupiers. We are sure that, provided the rules are accepted in the right spirit, our park will continue to be a happy community.

Condition of the Pitch

1. For reasons of ventilation and safety the underneath of each home is to be kept cleared and not used for storage
2. Fences or other means of enclosure are not allowed unless they are close board fencing with concrete posts and concrete kick boards and homeowners have the approval of the park owner (which will not be withheld unreasonably)
3. External fires, including incinerators are not allowed
4. No inflammable substances may be kept on the park except in quantities reasonable for domestic use.
5. No explosive substances may be kept on the park
6. You are responsible for ensuring that all exposed pipes are properly insulated against frost damage including those from the base to the mobile home.
7. You must not interfere or disturb any part of the park which is not your responsibility in particular please do not interfere or disturb flora or fauna.

Storage

8. Only one storage shed is permitted on each pitch. For any new or replacement shed the design, size and standard of the shed must be approved by the park owner, in writing (approval will not be withheld unreasonably) and so positioned as to comply with park's site licence conditions. Any structure erected in the separation space between park homes must be non-combustible construction.

Refuse

9. All occupiers are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Containers must not be over-filled and must be placed in the approved position for the local authority's regular collections.
10. The deposit of any refuse or unroadworthy vehicles on any part of the park is strictly prohibited.

Business Activities

11. Occupiers must not use their mobile home, the pitch or the park (or any part of the park) for any business purpose.

Occupiers

12. No person under the age of 65 years may reside in a park home, with the exception of the park owner and his family and the park warden

13. Musical instruments, MP3 players, CD players, radios other appliances and motor vehicles must not be used to cause a nuisance to others, especially between the hours of 10.30p.m and 9.00 am

Pets

14. Only the following pets are permitted:-
- No dogs allowed to be kept on the Park
 - Not more than one domestic cat. Any cat must be kept under proper control and must not be permitted to frighten other users of the park and must not be allowed to despoil the park.

Vacant Pitches

15. Access is not permitted to vacant pitches. Building materials, equipment and/or plant must be left undisturbed

Vehicles

16. All vehicles must be driven carefully on the park and not exceed the displayed speed limit.
17. Parking is not permitted on the roads or grass verges.
18. Parking is only permitted on driveways or in parking spaces.
19. Other than delivery goods vehicles 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 commercial vehicle
20. You must not park or allow to be parked or store or allow to be stored any touring caravan, camper van, motorhome, boat or trailer.
21. 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.
22. Disused or unroadworthy must not be kept on the park. We reserve the right to remove any vehicle which is apparently abandoned.
23. No Car repairs to be carried out on the park

Weapons

24. You must not use or display guns, firearms and offensive weapons (including crossbows) or other objects likely to give offence on the park and you may only keep them on your pitch or in your home if you hold the appropriate licence and that they are securely stored in accordance with that licence

New Installation

25. You must not install or replace any combination boiler or electrical shower without first obtaining our written permission, not to be unreasonably withheld or delayed. This is because the installation of any such equipment may impact on the infrastructure of the park and cause the power supply to fail.

External Decoration

26. Homeowners 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 exterior colour scheme.