

The Four Horseshoes Park – Graveney, Faversham, Kent, ME13 9DE

Revised Park Rules Proposal incorporating Qualifying Residents Association amendments – dated 31st October 2014

Preface:

In these rules:

- “occupier” & “homeowner” 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
- “owner” means the park owner
- “you” and “your” refers to the homeowner or other occupier of a park home

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 is to have retrospective effect. Accordingly:

- They are to apply only from the date on which they take effect, which is 1st February 2015.
- 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.

General

1. Only Park Homes of proprietary manufacture which conform to the definitions contained in the Caravan Sites and Control of Development Act 1960, the Caravan Sites Act 1968 and the Mobile Home Act 1975 and 1983, and to BS 3632 are accepted.
2. The occupier agrees to indemnify the owner in respect of any damages caused to the owner’s property or to the property of third parties and against personal injury caused by the occupier or members of their household or visitors. ***The occupier agrees to compensate the owner, other occupiers and third parties on the site, for any damage done to their property by any member of their household, including visitors. The occupier must also keep their park home fully insured for fire, theft and other perils and produce evidence that the insurance is valid at the owner’s request.***
3. Everyone using the park is required to comply with the regulations of the Site Licence, water authority or any other Statutory Authority.
4. In case of orders and recommendations made to the owner or occupier by the fire authorities or local council, the owner and occupier will both work to ensure the said orders and recommendations are undertaken within a reasonable period of time or within the time period specified by the said authority.

Condition of the Pitch

5. Park homes must be kept in sound and clean condition; decoration and external colour must be maintained to the satisfaction of the owner. Wheels must not be removed, nor the park home re-positioned without permission. No external alteration or addition to the park home pitch is permitted without prior written approval of the owner.
6. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
7. Private gardens where permitted, must be kept neat and tidy. The planting of trees and shrubs is subject to the owner's approval of types and position, and they must not be allowed to grow over 3ft (900mm) in height and 2ft (600mm) in width. Landscaped trees and shrubs in your garden must not be cut down, trimmed, removed or damaged without written approval of the owner, **they will be the responsibility of the site owners to maintain.** Gardens will be left intact when the occupier vacates the pitch.
8. Steps and verandas in occupier's gardens must be made from non-combustible materials.
9. The white plastic fencing surrounding each plot installed by the owner must not be removed or altered **as the purpose of these are to maintain boundaries, it is the occupiers responsibility to maintain.**
10. Storage sheds, fuel bunkers, satellite dishes, wall, fence or other structures are only permitted with the approval in writing of the owner and where permitted must be of a design and size approved by the owner.
11. The area between the front of the park home and the roadway must be kept clear at all times with no obstructions or planting. The owner reserves the right to remove and dispose of any articles or ornaments left in this area by the occupier. The main sewer, telephone, water, electricity and gas traverse these areas and any damage caused by the occupier will be charged to him by the owner. These areas are also to be kept clear in case of breakdown of vehicles for emergency services to get access etc. as stated in the council's site licence for the said park. **Damage caused by emergency vehicles is not the occupiers or owners responsibility.**
12. Washing lines are to be reasonably screened *and situated* from public view.

Storage

13. *Occupiers* must ensure that any shed or other structure **which they erect** in the separation space between park homes is of non-combustible material 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.
14. Garages are to be used for the storage of private motor vehicles and motorcycles only and ancillary items associated with motor vehicles, and are not to be used for any other storage.

Refuse/Waste

15. The occupier is responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority collection scheme.
16. 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).
17. The occupier must not permit waste water to be discharged onto the ground.

Business Activities

18. You must not use the park home, the pitch or the park (or any part of the park including garages) for any business purpose, and you must not use the park home, the pitch or the park (or any part of the park including garages) for the storage of stock, plant, machinery or equipment used or last used or 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

19. The park home may be used by the occupier and members of their permanent household all of which are over 60 years old (and must be at least semi-retired) and bona fide guests only (and in any event for the occupation of such number of persons as such shall not exceed the specified number of berths in the said bedrooms).

Noise Nuisance

20. Any form of unreasonable noise or music must not be allowed to cause nuisance to others.

Guests/Members of the Occupiers Family

21. The occupier is responsible for the conduct of children in their custody and of their visitors and their children. The occupier should ensure that their family and/or guests are familiar with these park rules. The owner shall not tolerate abusive behaviour towards anyone on the park at any time.

Note - The express terms of a homeowner's agreement contain an undertaking in 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 guests and other member of the homeowners family.

Pets

22. You must not keep any pets or animals except the following:
 - Not more than 2 dogs (others 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 not exceeding **1.5m** in length and must not allow it to despoil the park.
 - Not more than 2 domestic cats. 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.

Note - The express terms of a homeowner's agreement contain an undertaking in 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 a retrospective effect, if the keeping of the pet complied with the previous rules, and 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.

23. Nothing in rule 22 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.

Utilities

24. The occupier is responsible for ensuring that the electrical and gas installations and appliances in their home are safe and comply with the requirements of GasSafe, Institution of Electrical Engineers and/or other appropriate Authorities.
25. The owner and their staff retain the right to temporarily interrupt the supply of water, **gas** or electricity to any plot(s) for the purpose of maintenance. Every care will be taken by the owner to keep the period of interruption to a minimum. **Where possible advance notice of maintenance work should be given to all occupiers.**
26. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.

Vehicles & Parking

27. All vehicles must be driven carefully on the park not exceeding the speed limit of 10 m.p.h.
28. Vehicles must keep to authorised parking spaces and to the roads, which must not be obstructed.
29. Occupiers must not park more than 2 vehicles on the park.
30. Other than for delivering goods and services, you must not park or allow the 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 a commercial vehicle.
 - With the exceptions of commercial vehicles operated by the park owner, **their family or their employees.**
31. You must hold a current driving license and be insured to drive any vehicle which you bring onto 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.
32. Disused or un-roadworthy vehicles must not be kept anywhere on the park. **The owner reserves** the right to remove any vehicle which is apparently abandoned.
33. You must not carry out the following works or repairs on the park:
 - (a) Major vehicles repairs involving dismantling or part(s) of the engine
 - (b) Works which involve the removal of oil or other fuels
34. Vehicles such as motorhomes and touring caravans are not permitted on the park.

Weapons

35. **Occupiers** are forbidden to carry, store or display offensive weapons on the park.