

## **Park Rules of Fowley Mead Park**

These Park Rules were renewed through the Mobile Homes (Site Rules) (England) Regulations 2014, Mobile Homes Act 1983, as amended by the Mobile Homes Act 2013. The following rules of occupation of our Mobile Home Park and the benefit of all who use them. Where arrangements for the occupation of mobile home pitches are entered into these rules form part of the agreement. These rules have not been compiled to restrict residents, but to ensure agreeable community living and protect the resident's privacy and interests.

1. Only Mobile Homes of proprietary manufacture that conform to the definitions contained in the Caravan Sites and Control of the Development Act, 1960, and any subsequent Acts are accepted.
2. Mobile Homes must be kept in a sound and clean condition; the external colour must be maintained to a good standard. Wheels must not be removed, nor the Mobile Home re-positioned. No external alterations to the pitch are permitted without prior approval of the Park Owner (approval will not be unreasonably withheld).
3. The occupier is responsible for the cleanliness of the pitch, no form of coal or ash or other debris shall be deposited on the pitch and all rubbish must be placed in the council provided receptacles. Also, keep the area underneath the Mobile Home clear.
4. No cats, dogs or other animals are permitted. Residents are asked to ensure that visitors are also made aware of the Park rules in this respect.
5. **(a)** Garden tools and loose utensils to be stored only in the out buildings, known as the storeroom and the washroom, and clear access must be provided at all times to the electric meter. The Site Owner to retain a key of the storeroom. **(b)** The washroom can also be used for storage purposes. **(c)** No major alterations or additional electric points to be fitted

without written permission from the Site Owner (approval will not be unreasonably withheld). **(d)** The occupier to be responsible for the cleanliness and the maintenance of the washroom and storeroom and to be responsible for any damage occasioned.

6. Fuel bunkers or other structures are only permitted with the approval of the Park Owner and, where permitted, must be of design and size agreed by the Park Owner (approval will not be unreasonably withheld). No fuel, or paraffin or anything of an inflammable nature is to be stored in either the washroom or storage shed.
7. The Mobile Home may be used by the Occupier and members of his/ her permanent household and bona fide guests only (and in any event of the occupation of such number of persons as shall not exceed the specified number of berths). No sub-letting is allowed.
8. Occupiers are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the appropriate Authorities.
9. The Occupier is responsible that all household refuse is deposited in approved containers that must not be overfilled and kept in the space provided, the area to be kept clean and disinfected.
10. No commercial enterprise or business activities can be run on the park other than clerical or gardening.
11. The Occupier is responsible for the conduct of children in his/her custody and residents are responsible that their guests and visitors conform to the Park rules.
12. Musical instruments, record players, CD players, radios, televisions & other appliances must not be operated in a manner that causes annoyance to other Occupiers, especially between the hours of 10.30pm and 8am.