

Site Rules – Smokey House Park

Notice of deposit of Site Rules within the Council (including the variation and deletion of site rules)

The following site rules are for the site described below:

Name of Site	Smokey House Park
Address of Site	Marldon, Paignton
Postcode	TQ3 1NN
Name of Licensees	Barrs Residential and Leisure Ltd
Contact Telephone Number	01625 599 545
Date consultation response document was served on your residents	31 January 2015
Has a resident submitted an appeal to the tribunal?	No
If 'Yes', what was the outcome?	

Please ensure that the site rules accompany this Notice and that it is clear whether they are being deposited for the first time, varied or deleted.

Please include copies of the proposal document and the consultation response document served on your residents.

A fee must be paid to the Council for the deposit of the site rules. Please see southhams.gov.uk for the current fees and how to pay.

Site Rules for Smokey House 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 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 that 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 3 February 2015, and
- 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 in 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: 17, 18, 20 and 27.

Condition of the Pitch

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space
2. You must not erect fences or other means of enclosure unless you have obtained our approval in writing (which will not be unreasonably withheld or delayed) as to comply with the park's site licence conditions and fire safety requirements.
3. The occupier must obtain prior written approval for all improvements to their plot (which will not be unreasonably withheld or delayed)
4. You must not have external fires, including incinerators. (This rule does not include barbeques)
5. You must not keep inflammable substances on the park except in quantities reasonable for domestic use. You must not keep explosive substances on the Park
6. Lodgers are not permitted.
7. No occupier shall do or permit to be done anywhere on the park any action or act which may be or become a nuisance, damage, annoyance or inconvenience to the park owners or their neighbours or occupiers of any other home on the park or to any adjoining or neighbouring property and shall not use or permit the home to be used for immoral or illegal purposes. Occupiers will be held responsible at all times for the conduct of their children/grandchildren who shall not be permitted to play on or around any public building, on the car parks or roads or in the entrance to the park.
8. The planting of trees and shrubs is subject to the park owner's permission and you will need our prior written approval as to variety and position (which will not be unreasonably

withheld or delayed). They must not be permitted to grow to a size or shape so as to interfere with the roadways or boundaries and any neighbours pitch. Existing trees and shrubs may not be cut down, removed or damaged and gardens must be left intact when the occupier vacates the pitch.

9. Washing lines are not permitted, however rotary lines are acceptable, but must be positioned reasonably screened from the public view that is approved in writing by the park owner.
10. Boundary hedges and fences must not be interfered with by any residents, the hedges and fences will be maintained by the Park Owner.
11. No unauthorised entrances to the park will be permitted.

Storage

12. You must not have more than one storage shed on the pitch. Where you source the shed yourself the design, standard size of the shed must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the shed as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed 8 feet by 8 feet.
13. You must not have any storage receptacle on the pitch other than the shed in rule 12 and any receptacle for the storage of domestic waste pending collection by the Local Authority.
14. You must ensure that any shed or other structure erected 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.

Refuse:

Waste is collected by the Local Authority.

15. 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 the containers and must place them in the approved position for the Local Authority collections
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).

Business Activities

17. You must not use the park home, the pitch or the park (or any part of the park) for any business purposes, and you must not use the park home or pitch 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 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

18. No persons under the age of 50 years may reside in a park home with the exception of the park owner and their family, the park warden and employees.

Noise Nuisance

19. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles so as to cause a nuisance to other occupiers, especially between the hours of 10.30 p.m. and 8 a.m.

Pets

20. You must not keep any pets or animals except the following
 - a. Not more than one domestic cat. 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.
 - b. Not more than 1 cat

NOTE: The express terms of a homeowner's agreement contain an undertaking on 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 retrospective effect. If the keeping of the pet complied with previous rules, an occupier will not be treated as in breach which these rules take effect. However, when the pet dies or leaves it can only be replaced if it complies with these rules.

20a. 2 cats, which they already own and may keep for as long as they wish but they shall not be permitted to replace the pet or acquire another. (Rule 20 does not apply to pets owned by the park owner and their family, and the park warden.)

21. Nothing in rule 20 or 20a 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.

Water

22. Where water is not separately metered at the park home or not separately charged for you must not use hoses, if the Local Authority has enforced a hosepipe ban (except in case of fire). Also where a spring water supply is used precautions of hose pipe bans may be necessary if water levels become low or Local Authorities enforce a hosepipe ban.

22a. You must only use fire point hoses in case of fire.

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

Vehicles and Parking

24. You must drive all vehicles on the park carefully and within the displayed speed limit
25. You must not park anywhere except in the one parking space allocated to your home
26. You must not park on the road or grass verges.
27. Other than for delivering goods and services, you must not park or allow parking of any commercial vehicles of any sort on the park including:
 - a. Light commercial vehicles or light goods vehicles as described in the vehicle taxation legislation and
 - b. Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle (with the exception of commercial vehicles operated by the park owner and their family, the park warden and employees).
28. The parking of a touring caravan and motorhome must conform to site licence and fire safety regulations. Guidance note: and must be parked in the permitted and allocated spaces on the park.
29. 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.
30. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
31. You must not carry out the following works or repairs on the park:
 - a. Major vehicle repairs involving dismantling of part(s) of the engine
 - b. Works which involve the removal of oils or other fuels.

Weapons

32. It is forbidden to carry offensive weapons or other objects likely to give offence on the park. Guns, crossbows or firearms of any kind shall not be used on the park.

External Decoration

33. Homeowners must maintain the outside of their park home in a clean or tidy condition. Where the exterior is repainted or recovered homeowners must use reasonable endeavours not to depart from the original exterior colour scheme. All wheels on your park home must not be removed.
34. An exterior dusk till dawn light on your park home must remain on at night, to promote subtle lighting around the park. Guidance note: the park owner is able to provide the bulb free of charge if you require or the bulb can be sourced by yourself at your cost if you prefer.
35. Upon selling your home there is a 10% commission payable to the park owners for residential homes.
36. The occupier must ensure the home, particularly in respect of public liability which is normally covered by their household insurance.
37. No CCTV cameras to be installed recording the outside of their plot or any neighbours.
38. The storing of logs or solid fuels is not allowed to breach or infringe any fire safety requirements.

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