

Kernow Park Homes Ltd

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Park Rules for Chy Noweth

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 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.

With one exception the rules also apply to any occupiers of park homes who rent their home. The only rule which does not apply to occupiers who rent their home is rule 40 about the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

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 20th Sept 2014; 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 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 15,16,27,36 and 37.

Condition of the Pitch

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 Homes Act 1975 1983 2013 are accepted.
2. For reasons of ventilation and safety, the underneath of each home is to be kept clear and not used as storage space.
3. You must not remove the wheels on your park home or reposition your home on your plot.
4. You must not fence or use any other means of enclosure.
5. You must not extend your park home or pitch.
6. You must not have external fires, including incinerators.
7. You must not keep flammable substances on the park except in quantities reasonable for domestic use.
8. You must not keep explosive substances on the park.
9. You must only use rotary washing lines.



Storage

10. You must not have more than one storage shed on the pitch. Where you source the shed yourself the design, standard and size of the shed must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed [3x3 m2].
11. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 10 and any receptacle for the storage of domestic waste pending collection by the local authority.
12. You must ensure that any shed or other structure erected in the separation space between park homes is of non-combustible construction 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

13. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. You must not overfill containers and must place them in the approved position for the local authority collections.
14. 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

15. 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 the 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 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. [with the exception of the park owner and his family, the park warden].

Age of Occupants

16. No persons under the age of 55 years may reside in a Park Home [with the exception of the park owner and his family, the park warden].

Noise Nuisance

17. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles so as to cause nuisance to other occupiers, especially between the hours of 10:30pm and 8:00am.

Pets

18. You must not keep any pet or animal at the park home or on the pitch except those which are housed in a cage, aquarium or similar and remain at all times within your home.

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 behavior of pets and animals.

Water/Services.

19. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.
20. You must only use fire point hoses in the case of fire.
21. You must protect external water pipes against potential frost damage; the homeowner will be liable for any loss of water due to their failure to do so, or from any other failure on the section of the water service for which the homeowner is responsible.
22. Occupiers are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the Institution of Electrical Engineers and/or other appropriate Authorities.
23. You are responsible for ensuring all Telephony Services are underground.
24. You are liable for the cost of any damage done to an underground service within your plot.
25. Where a blockage to drains is caused by occupiers, then the occupiers shall be responsible for the cost of repair. Where the source of the blockage cannot be ascertained then the cost of repair shall be shared equally between all plots sharing that service.
26. Services beyond the meter to individual Homes are the responsibility of the occupier.

Vacant Pitches

27. You must not access vacant pitches and must not disturb building materials, equipment and/or plant. [with the exception of the park owner and his family, the park warden].

Vehicles and Parking

28. You must drive all vehicles on the park carefully and not exceed the displayed speed limit. 5mph
29. You must not park more than one car on your plot.
30. You must not park on roads or grass verges.
31. You must not park anywhere except permitted parking spaces.
32. 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.
33. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
34. 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 oil or other fuels.
35. Vehicles with a Gross Vehicle Weight exceeding 1.5 tonnes may not be parked or kept on the park.
36. Other than for delivering goods 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 a commercial vehicle
[with the exception of commercial vehicles operated by the park owner and their family and the park warden]
37. You must not keep a boat or touring caravan on the pitch or the park.
[with the exception of commercial vehicles operated by the park owner and their family and the park warden]

Fire Precaution

38. You are recommended to have in your park home a fire extinguisher and blanket which conforms to the relevant British Standard.

Weapons

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

External Decoration

40. 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.
41. You must ensure that any hard landscaping on your pitch is permeable.