

DOVESHILL MOBILE HOME PARK

DU PARC LTD

18 BARNES ROAD, ENSBURY PARK, BOURNEMOUTH BH10 5AJ

Member of B.H. & H.P.A

Web: www.doveshillpark.co.uk

Doveshill Park Rules

Preface

In these rules:

"occupier" means anyone who occupies a park home under an agreement to which the Mobile Homes Act 1983 applies.

"you" refers to the homeowner or other occupier of a park home and "we" 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.

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 14th January 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 a breach of the rules in existence before that date.

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 they are no more than 4ft high, are limited to trellis and soft landscaping and do not include walls and are sited within the bounds of your plot and you have obtained our approval (which will not be unreasonably withheld). You must position fences and any other means of enclosure so as to comply with the park's site licence conditions and all fire safety requirements.
3. You must not have external fires, including incinerators. Gas barbecues are allowed
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park.

Storage

6. 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 unreasonably). You must position the shed so as to comply with all requirements of the site licence and fire safety requirements. The footprint of the shed shall not exceed 6 x 6ft and must fit within the bounds of your plot.
7. You must not have any storage shed or receptacle on the pitch other than the shed.

8. You must ensure that any structure erected in the separation space between park homes is of non-combustible construction and positioned so as to comply with the requirement of the site licence and fire safety requirements.

Refuse

9. 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.
10. You must not deposit any waste or un-roadworthy vehicles on any part of the park (including any individual pitch).

Business Activities

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

13. No person under the age of 55 may reside in a park home. The only exception to this rule would be in circumstances where a home owner requires the support of a professional live-in carer or nurse. In such a case park rule 13 would not be enforced for the period of time that the carer or nurse occupied the mobile home to care for the home owner.

Noise Nuisance

14. 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 10.30pm and 8.00am.

Pets

15. You must not keep any pet or animal at the park home or on the pitch
16. Nothing in rule 15 of these park rules shall prevent a homeowner or other occupier of a park home having an assistance dog.

Water

17. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.
18. You must only use fire point hoses in case of fire.
19. You must protect all external water pipes from potential frost damage.

Vacant Pitches

20. You must not have access to vacant pitches and must not disturb building materials and plant.

Vehicles

21. The occupants of park homes who require parking for private vehicles may apply for up to a maximum of two parking spaces, on a first come first served basis, for which a monthly fee is payable. The vehicles may be a private motor car or a small commercial vehicle. You must not bring more than two vehicles, including visitor's cars, onto the park.
22. 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 with the exception of the parking of one small private commercial type vehicle as detailed in rule 21 above and commercial vehicles operated by the park owner, their family, their employees and any sub-contractors instructed by the park owner.
23. You must drive all vehicles on the park carefully and within the displayed speed limit of 5mph.
24. You must not park anywhere except in the permitted parking spaces. You must not park on the park roads nor allow your visitors to do so. Park roads must not be obstructed.
25. As required by Road Traffic Acts you must be insured to drive any vehicle you bring onto the park. You must also ensure that any vehicle you bring onto the park is taxed in accordance with the requirements of law and in a roadworthy condition.
26. You must hold a current driving licence to bring a vehicle onto the park.
27. Disused or unroadworthy vehicles must not be stored anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
28. You must not carry out the following works or repairs on the park:
 - (a) Major vehicles repairs involving dismantling of part(s) of the engine
 - (b) Works which involve the removal of oil or other fuels.

Fire Precautions

29. You are recommended to have in your park home a fire extinguisher and fire blanket conforming to the relevant British Standard.

Weapons

30. You must not use guns, firearms and offensive weapons (including crossbows) on the park and you must only keep them if you hold an appropriate licence.

External Decoration

31. Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or re-covered homeowners must use reasonable endeavours not to depart from the original exterior colour scheme of cream.

Washing Lines

32. Only rotary washing lines may be used and should be folded down or taken in after use where possible.