

WHITEHAVEN MOBILE HOME PARK

PARK RULES

NFDC

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PUBLIC HEALTH &
COMMUNITY SAFETY

The following rules of occupation are for the good management of Mobile Home Parks and the benefit of all who use them. Where agreements for the occupation of mobile home pitches are entered into, these rules form part of the agreement.

1. Only mobile 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 1983, are accepted.
2. Mobile 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 mobile home repositioned without permission. No external alteration of, or addition to, the mobile home or pitch is permitted without prior approval of the Park owner.
3. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
4. 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 for the occupation of such numbers of persons as shall not exceed the specified number of berths).
5. Occupiers are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the National Inspection Council for Electrical Installation Contracting and Gas Safety (Installation and Use) Regulations.
6. The Occupier must not permit waste water to be discharged from the ground. Where water is separately metered or rated, the use of hoses is forbidden, except in case of fire.
7. The occupier is responsible for all household refuse to be deposited in approved containers or sacks which must not be over filled. The use of the skip bin provided is for garden refuse only. All other non domestic waste must be disposed of at the Local Authority Household Waste Recycling Centre.
8. Musical instruments, stereos, radios, etc and motor vehicles must not be used to cause nuisance to others, especially between the hours of 2230 and 0800 hours.
9. All vehicles must be driven carefully on the park, not exceeding the speed limit of 5 mph. Vehicles must keep to authorised parking spaces and to the roads, which must not be obstructed. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance. Disused vehicles must be removed from the park. The prior written approval of the owner must be obtained before parking commercial vehicles.
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

(approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with site's licence and fire safety requirements.

11. Private gardens must be kept neat and tidy. The planting of trees and shrubs is subject to the owner's prior approval of types and position. Trees and shrubs may not be cut down, removed or damaged and gardens will be left intact when the occupier vacates the pitch.
12. Washing lines are to be reasonably screened from the public view.
13. Pets, where permitted at the owner's discretion, must be kept under proper control and not allowed to despoil the Park. Mobile home occupiers are not permitted to keep cats or dogs as permanent pets.
14. The occupier is responsible for the conduct of children in his/her custody and of visitors.
15. It is forbidden to carry offensive weapons, or other objects likely to give offence on the park, or to cause rowdiness or use language which may cause offence.
16. Everyone using the park is required to comply with the regulations of the site licence, water authority and any other statutory authority.
17. No person under the age of 18 years may reside in a park home.
18. No commercial enterprise or business activities may take place on the park without prior permission of the owner.
19. Vehicular entrance shall be by Northampton Lane.
20. One car only per mobile home.
21. Repair to the occupier's car only, allowed on the park and any work to be carried out where directed by the owner.
22. Rent shall be paid by the occupier to the owner every 4 weeks in advance.
23. Neither the mobile home nor the site to be sub-let. The occupier may not allow occupation of the mobile home by any person who is not :
 - A member of his immediate family
 - Dependent upon him
 - Otherwise formally agreed by the owner
24. Bicycles are to be kept off the grass.

These rules form part of the tenancy agreement signed on purchase of all mobile homes sited on Whitehaven Mobile Home Park.

Revised August 2014