

# **KNIGHTCREST PARK, EVERTON, LYMINGTON, HAMPSHIRE, SO41 0BA PARK RULES**

For the purposes of these Rules:

- a. The owners of Knightcrest Park, Everton, Lymington, Hampshire, SO41 0BA shall be referred to as “the Park owner/s”
- b. Knightcrest Park shall be referred to as “the Park”.
- c. The residents shall be referred to as “the homeowner/s”.
- d. The residential unit/s shall be referred to as “the home/s”.

These Park Rules are implemented for the benefit of the Knightcrest Park homeowners and shall form part of their agreement. They shall be read in conjunction with the written statement under the Mobile Homes Act 1983, as amended by the Mobile Homes Act 2013.

## **1. GENERAL**

- a. Homeowners and all other residents must be 55+ years of age
- b. Children shall not be allowed as residents on the Park and must be kept under supervision when visiting
- c. Noise shall be kept to a minimum especially between the hours of 10.00pm and 8.00am
- d. The sub-letting of homes is strictly prohibited
- e. No commercial enterprise shall take place within the confines of the Park. However, homeowners are at liberty to work individually from within the confines of their home by carrying out office based work which does not involve other staff, other workers, customers or members of the general public coming on to the Park
- f. Sheds shall be of non-combustible material. No caravans, boats or any other combustible material shall be stored/kept between the homes or anywhere else on the pitch
- g. Payment of Pitch Fees shall be due, in advance, on the 1<sup>st</sup> of each calendar month by standing order

## **2. THE HOMES**

- a. All homes shall be insured for the full replacement value and for Public Liability, as is normal for all home insurance
- b. The homes shall have a suitable approved fire extinguisher and occupants and visitors shall make themselves aware of all the means of escape from the home and formulate their own evacuation plan
- c. The Park owners do not accept any liability for loss or damage to the home, including the skirt, steps, paths, driveway, shed, fences and garden
- d. No combustible items shall be stored in the void space under the home

## **3. MAINTENANCE OF THE HOME AND PITCH**

### **a. GENERAL**

- i. The homeowner shall ensure that both electrical and gas installations and appliances fully comply at all times with the appropriate authorities statutory requirements
- ii. The homeowner shall be responsible for all services their side of the meter and water from the ground surface up.
- iii. The homes shall be kept in clean and sound condition
- iv. The homeowner shall be responsible for the neat and tidy appearance of the home and its surrounding areas and gardens i.e. the pitch

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### b. EXTERNALLY

- i. Nothing shall be permitted to pass into the water closet, gully or drains that is likely to interfere with the free flow of water or cause damage
- ii. The home shall not be re-positioned or replaced without the prior agreement of the Park owner
- iii. The home's wheels shall not be removed
- iv. External alterations and/or additions to the home or to the pitch, including (but not limited to) paths, patios, driveways, sheds, conservatories and fences shall not be permitted without the prior approval of the Park owner and, where relevant, the necessary permissions from New Forest District Council.
- v. The frontage to the home shall be 'open plan' with either natural or artificial grass. If artificial grass is to be used, the homeowner shall provide samples and obtain prior approval from the Park owner, for the standard and type of artificial grass to be used
- vi. 'Ownership' of the external fencing is deemed as that at the right hand side of the home when facing the front of the home and that at the rear of the home and the maintenance of said fence is the responsibility of that homeowner.
- vii. If repairs are required, fencing shall be replaced to the same height as the existing fence
- viii. 'Ownership' of the external fencing, where homes are back to back, is shared. The maintenance of said fence shall be shared on a 50-50 basis between both those homeowners
- ix. 'Rotary' type washing lines only are permitted and shall be positioned to the rear of the Home
- x. Satellite TV Dishes shall not be positioned above 1.8mtrs from the ground and shall be positioned to the rear of the property. However, if circumstances regarding signal strength dictate that satellite dishes can only be positioned towards the front of the property, the dish shall be screened from general view by trellis or similar camouflage

### c. DECORATION

Changes to the existing external colour of the home, shed, fencing, paths and driveways shall only be made with the prior approval of the Park owner. The permitted external colour of the home, including the colour of sheds, shall be neutral shades of 'pastel'

## 4. DOMESTIC PETS

### a. DOGS

- i. The keeping of one dog per home is permitted
- ii. Dogs shall be kept under strict control at all times and shall not be permitted to cause a nuisance to other residents and shall not be permitted to despoil the Park. Dog owners shall be responsible to clean-up after their dog, as necessary
- iii. Dogs shall be kept on a lead at all times when within the confines of the Park

### b. CATS ~ The keeping of cats is not permitted

### c. OTHER PETS ~ The keeping of other small domestic pets (with the exception of cats) shall only be permitted if they are kept within the internal confines of the home. The keeping of any and all pets, (with the exception of pond fish) within the garden of the home, is not permitted.

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**5. MOTOR VEHICLES**

- a. All motor vehicles shall be taxed and insured as required by law and all drivers must hold a current driving licence
- b. Unauthorised, untaxed or disused vehicles must be removed from the Park immediately
- c. Motor vehicles must only be parked within the driveway of each home or in the car parks
- d. The parking of a second car adjacent to the home is only permitted providing that the homeowner's drive is long enough to fully accommodate two vehicles
- e. Motor vehicles shall not be parked on the roads, cul-de-sac areas, on or in the gardens of the home
- f. No commercial vehicle, sign-written vehicle or vehicles with a seating capacity exceeding seven seats shall be kept on the Park
- g. Commercial vehicles shall only be permitted on the Park for the purpose of deliveries and are limited to fifteen minutes unloading time. A longer period of loading/unloading time shall be permitted for removal vehicles when a home changes ownership
- h. The speed limit on the park is 10mph
- i. Caravans and motorhomes shall not be permitted on the Park except for the purposes of loading or unloading
- j. The car parks are for the use of visitors only

**6. REFUSE**

Homeowners shall be responsible for the proper disposal of all household, recyclable and garden waste, in approved containers, through the Local Authority services.  
Containers must not be overfilled and must be placed in approved positions for collection by the Local Authority.

**JULY 2014**