

## **WHITEHOUSE LEISURE PARK RULES**

### **Preface**

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.

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 5 March 2016; 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. You must display your pitch number on your home at all times.
2. You may display signs in/on your home or on your pitch for the purposes of advertising the home for sale. Any other signage (not related to the sale of your home) is not permitted.
3. For reasons of ventilation and safety you must keep the underneath of your home and steps clear and not use them as a storage space.
4. You must not paint the base on which your home is sited.
5. You must not erect fences or other means of enclosure.
6. You must not erect rotary dryers on your pitch without first seeking our written consent (which will not be unreasonably withheld or delayed).
7. You must ensure that any work to your home is carried out by a suitably qualified contractor who holds the appropriate public liability insurance. We may require you to obtain a copy of your contractor's insurance and evidence of their qualifications.
8. You must not have external fires, including incinerators, except for portable barbecues which have been approved by us. Details can be obtained from the park office.
9. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.

10. You must not keep explosive substances on the park.
11. It is advisable to install a smoke alarm and check it regularly to ensure that it is in full working order. In particular you should check and replace the batteries on a regular basis.
12. Fire extinguishers are placed strategically around the park. Please familiarise yourself with their locations. Fire extinguishers are contained in fire boxes which are alarmed. You should not remove the fire box lid except in cases of emergency as it will sound an anti-tamper alarm. It is advisable to keep a 2 kg weight (no less) dry powder approved fire extinguisher in your home to BS5423 standard, maintained in good working order.
13. You and your visitors must comply with the conditions of the park site licence and fire safety requirements at all times. A copy of the Site Licence issued by Conwy County Borough Council is displayed in reception.

### **Park Security**

14. Access cards will be required to gain access to the main park through the security barrier. Two access cards (per home) will be issued to new occupiers. Additional or replacement cards (to a maximum of 3 cards at any one time) can be purchased from reception. Guest cards are also available at reception on payment of a deposit.

### **Storage**

15. You are permitted to have a storage box on the pitch. Where you source the storage box yourself the design, standard and size of the storage box must be approved by us in writing (approval will not be withheld or delayed unreasonably). The position of the storage box must also be approved by us and must comply with the park's site licence and fire safety requirements. Storage boxes must be of a non-combustible construction (no wood or plastic)
16. You must not have any storage receptacle on the pitch other than the storage box mentioned in rule 15.

### **Refuse**

17. 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.
18. Medical syringes used for any reason must not be disposed of with the general refuse but placed in a clinical waste bag and deposited in to the clinical waste bin provided.

### **Business Activities**

19. 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. 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.

### **Behaviour & Noise Nuisance**

20. You must ensure that you act, at all times, in a courteous and considerate manner towards all users of the park including us and the park staff. You are responsible for the behaviour of your visitors, guests and their children. Children must be supervised at all times whilst on the park.
21. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances so as to cause a nuisance to other occupiers and not at all outdoors.
22. Ball games are not permitted around the home. You are at liberty however to use the recreational areas around the park for this type of activity. Kites are not permitted at all on the park.

### **Pets**

23. Pets are permitted on the park (other than any breed of dog subject to the Dangerous Dogs Act 1991 which are not permitted at all).
24. You must keep any dog under proper control and you must not permit it to frighten other users of the park. You must keep any dog on a leash at all times and must not allow it to despoil the park.
25. Dogs must not be left unattended on the pitch or in the home at any time.
26. Cats and dogs must have a collar and tag with the owner's name and pitch number.

### **Water**

27. You must protect all external water pipes from potential frost damage. Any water leaks must be repaired as soon as possible so as to avoid unnecessary wasting of water.
28. You must not deposit down the toilet any items other than toilet paper as this may cause a blockage.

### **LPG and Electricity supply**

29. You are advised not to interfere with any external connections to services on your pitch without first consulting us or a qualified contractor.

### **Vehicles and parking**

30. You must drive all vehicles on the park carefully and within the 5mph speed limit.
31. You must not park more than 1 vehicle on the park. A separate licence to park additional vehicles may be available upon request.

32. You must not park on the roads, empty bases or grass verges or drive through any grassed area.
33. You must not park anywhere except in the designated parking spaces or beside your home.
34. You must not park or allow to be parked or keep on the park:
  - motorhomes, camper vans and touring caravans
  - boats, trailers, mini-motos, trail bikes, scooters and quad bikes.
35. Road traffic laws apply on park roads. You must ensure that you do not drive on the park whilst under the influence of alcohol. Any road traffic offences will be reported to the police.
36. You must not place any advertising on or in your car whilst it is kept on the park.
37. 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.

### **Bicycles**

38. The use of bicycles on the park is limited to the park roads. Users of bicycles should exercise extreme care at all times so as not to cause damage to property, injury or annoyance to other users of the park.

### **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.