



Parkview Group Ltd. Appleacre Park, London Road, Fowlmere, Cambridgeshire, SG8 7RU
Telephone: 0800 234 6117 / 0208 088 8888
www.parkviewgroup.co.uk Email: info@parkviewgroup.co.uk

Park Rules For Appleacre Park

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 the 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 benefit to occupiers, and to promote and maintain community cohesion. They form part of the Agreement by which the homeowners occupy the pitch in accordance with the Mobile Homes Act 1983, as amended.

With one exception the rules also apply to any occupiers or the park homes who rent their home. The only rule which does not apply to the occupiers who rent their home is rule 32 about the colour of the exterior of the home, as someone renting their home would not be responsible for the 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 (DATE to be confirmed); and

: no occupier who is in occupation on that date will be treated as being in breach due to circumstances which are in existence on that date 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 storage space.
2. You must not erect fences or other means of enclosure unless:
 - a. For fences between homes, they are less than 1.9m high; or
 - b. For fences facing the access road, they are less than 1.0m high and of picket or post and rail



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And you have obtained our approval in writing (which will not be unreasonably withheld or delayed)

3. You must position fences and any other means of enclosure so to comply with the park's site license conditions and fire safety requirements.
4. You must not have external fires, including incinerators.
5. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
6. You must not keep explosive substances on the park.

Storage

7. You must not have more than two storage sheds on the pitch. Where you source the shed yourself the design, we must approve standard size of the shed in writing (approval will not be withheld or delayed unreasonably).
8. You must position the shed(s) so as to comply with the park's site license and fire safety requirements. The combined footprint of the shed(s) shall not exceed 10 square metres.
9. You must not have any storage receptacle other than the shed mentioned in rule 6 and any receptacle for the storage of domestic waste pending collection by the local authority.
10. You must ensure that any shed or other structure erected in the separation of space between park homes is of non-combustible construction and positioned so as to comply with the parks site license conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home.

Refuse

11. You are responsible for the disposal of all households, recyclable and garden waste in approved containers and must place them in the approved position for the local authority collections.
12. 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



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13. 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.

Age of Occupants

14. No person under the age of 45 years may reside in a park home.

Noise Nuisance

15. You must not use musical instruments, all forms of recorded music players, radios or 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

16. You must not keep any pets or animals excepting not more than one dog (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all).
17. You must keep any dog under proper control and you must not permit it to frighten other users of the park.
18. You must keep any dog on a leash not exceeding 1m in length and must not allow it to despoil the park.
19. Nothing in rule 16 of these park rules prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dogs UK or any successor body has issued you with an Identification Book or other appropriate evidence.

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 behaviour of dogs. A similar requirement not to cause a nuisance applies to tenants and again this includes the behaviour of dogs.

Note



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These rules do not have retrospective effect. If the keeping of a pet complied with the previous rules, an occupier will not be treated as being in breach when these rules take effect. However when the pet dies or leaves it can only be replaced if this would comply with the rules.

Water

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

Vehicles and Parking

23. You must drive all vehicles on the park carefully and within the displayed speed limit.
24. You must not park more than two vehicles on the park.
25. You must not park on the roads or grass verges.
26. You must only park on your own plot or on the car parks provided elsewhere on the park.
27. Other than for the delivering of goods and services, you must not park or allow parking of commercial vehicles of any sort on the park.
28. You must hold a current driving license 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.
29. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle, which is apparently abandoned.
30. 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: or
 - b. works, which involve the removal of oil or other fuels.

Weapons

31. 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 own home if you hold the appropriate license and they are securely stored in accordance with that license.



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External Decoration

Homeowners must maintain the outside of the 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.



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