



DYNEA RESIDENTIAL PARK

DYNEA CARAVAN PARK RULES

These rules are made for the benefit and safety of all Mobile Home occupiers and you are asked to ensure they are complied with.

You are asked to familiarise yourself with the following rules because they form part of the agreement by which homeowners occupy the pitch in accordance with The Mobile Homes (Wales) Act 2013.

Mobile Home occupiers are reminded they have a responsibility to comply with the conditions of the site licence issued by **Rhondda Cynon Taf County Borough Council**.

1. The keeping of pets, small dogs and cats are welcome, although they **must not** be allowed to roam the park freely unleashed or cause nuisance or danger to other occupiers.
2. Pitch fees are payable monthly in advance on the **1st of each month** or the next earliest working day if the 1st of any month falls on a weekend or Bank Holiday.
3. All gardens must be kept neat and tidy at all times. The planting of trees and shrubs or the erection of fences is subject to the park owner's prior approval of types and position where fencing is approved this **must be** no more than 1 meter high. Existing trees and shrubs **must not** be cut down, removed or damaged.
4. Household refuse must only be placed outside on the evening before collection is due. All refuse **must be** in tied plastic sacks. All rubbish and empty gas cylinders **must be** disposed of off the park. Bonfires and burning of rubbish is forbidden.
5. Washing lines are to be reasonably screened from view.

6. The space between the concrete hard standing and the underneath of the park home **must be** kept clear at all times and it **must not** be used for storage.
7. In order to comply with site licence conditions no timber sheds, porches or decking is permitted, to be erected or constructed without the prior authorisation of the park owner.
8. You **must not** keep inflammable substances on the park except in quantities reasonable for domestic use.
9. For the purpose of the Mobile Homes (Wales) Act 2013 and the site licence, Mobile Homes must at all times be capable of being moved. Fixed wheels attached to and used for manoeuvring the home **must not** be removed.
10. It is to all occupiers benefit for each home owner to ensure their home contains a fire extinguisher of an approved type and a smoke detection system. Both should be maintained in good working order.
11. Occupiers are responsible for ensuring that their electrical and gas installations and appliances, within their mobile home, comply at all times with current legislation and/or code of practice and are certified as such periodically.
12. Occupiers are responsible for all electrical cabling from the meter installation to their mobile home and all piping where it emerges from the ground.
13. It is the resident's responsibility to ensure that the residents guests and their children do not cause nuisance on the part. All residents are reminded that visitors, whilst visiting the park, are the responsibility of the resident they are visiting.
14. Musical instruments, record players and other equipment or machinery **must not** create a nuisance by their use particularly between the hours of 10.30pm and 8.00am.
15. Access to vacant pitches or other land is the responsibility of the park owner and is not permitted. Building materials and/or plant and machinery belonging to the owner **must not** be disturbed.

16. On **no account** must fire hoses be used for any purpose other than fighting fires. It is the responsibility of all residents to ensure that they are aware of the action to be taken in case of a fire – if in doubt please consult the notice board.

17. No person may keep or discharge fire arms or air guns of any description on the park. **No weapons** or other objects likely to cause offence are permitted on the park.

18. Cars **must not** be parked on road ways, grass verges or in a position to block the entrance to the park. Parking should be on the prescribed areas. It is the residents responsibility to ensure that their visitors observe this rule. All vehicles are limited to a 10 mph speed limit around the park.

19. You **must hold** a current driving license and be insured to drive any vehicle on the park. Disused or un-roadworthy vehicles **must not** be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.