

MONTANA PARK HOMES

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Park Rules

Preface

In these rules:

- “Occupier” means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes (Wales) Act 2013 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 (Wales) Act 2014.

With one exception the rules also apply to any occupiers of park homes who rent their home. The only rule which does not apply in this case is Rule Number 36 about the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

These rules also apply (for so long as they live on the park) to the park owner and any employees, with the exception of Rule Number 17.

None of these rules are to have retrospective effect. Accordingly:

They are to apply only from the date on which they take effect,

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.

Mobile Homes

1. Where originally manufactured according to BS3632, homes must be kept and maintained so as to continue to comply.
2. Park Home (Mobile Home) Units shall not be sublet in whole or in part.
3. Occupiers are responsible for ensuring that electrical, water and gas installations and appliances comply at all times with the requirements of the Institution of Electrical Engineers and/or other appropriate authorities.
4. It is recommended that homeowners shall not less than once a year arrange for all heating appliances to be inspected by a competent Heating Engineer and shall carry out such repairs as may be found necessary on such inspection.
5. It is mandatory to have a 2Kg Dry Powder Fire Extinguisher in the kitchen near an exit door, and it is strongly recommended to also fit approved fire/smoke alarms where appropriate in the home. For additional safety, the homeowner is also recommended to fit a Carbon Monoxide alarm.

Condition of the Pitch

6. For reasons of ventilation and safety you must keep the underneath of you home clear and not use it as a storage space.
7. You must not erect fences or other means of enclosure unless they are a maximum of 1 metre high and you have obtained our approval in writing (which will not be unreasonably withheld or delayed). You must position fences and any other means of enclosure so as to comply with the park's site licence conditions and fire safety requirements.
8. Private gardens must be kept in a neat and tidy condition.
9. Washing lines are to be reasonably screened from public view and to be of a rotary type.
10. You must not have external fires (excluding barbeques), including incinerators. To minimise the risk of fire, barbeques must not be left unattended.
11. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
12. You must not keep explosive substances on the park.

Storage

13. 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 in writing (approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed 2140mm x 1530mm [7' x 5'].
14. You must ensure that any shed or other structure erected in the separation space between park homes is of non-combustible construction and positioned so as to comply

with the park's site licence conditions and fire safety requirements. The separation space is the space between your park home and the neighbouring home.

Refuse

Where waste is collected by the local authority:

15. 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 on the appropriate day and return them to the regular storage position within the bounds of your plot.
16. 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

17. 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 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

18. No person under the age of 50 (fifty) years may reside in a park home, with the exception of the park owner and the park warden and their families who reside in the park home.

Noise Nuisance

19. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles so as to cause a nuisance to other occupiers, especially between the hours of 10:30 pm and 8:00 am.

Pets

20. You must not keep any pets or animals except the following:
 - Not more than 1 dog (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all). You must keep any dog under proper

control and you must not permit it to frighten or cause a nuisance to other users of the park. You must keep any dog on a short leash and must not allow it to despoil the park.

- Not more than 1 domestic cat. You must keep any cat under proper control and must not permit it to frighten other users of the park, or to despoil the park.
 - Not more than 1 bird which must be kept within the park home.
21. A new homeowner may come onto the park with not more than 2 dogs or cats (other than a dog of any breed subject to the Dangerous Dogs Act 1991) which they already own and may keep for as long as they wish but they shall not be permitted to replace the pet or acquire another pet if this would exceed the limit set by the park rules.
22. Nothing in Rule Numbers 20 and 21 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 1:

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

Note 2:

These rules do not have retrospective effect. If the keeping of the 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 these rules.

Water

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

Vehicles and Parking

26. You must drive all vehicles on the park carefully and within the displayed speed limit.
27. You must not park more than 2 vehicles on the park, where space on your pitch permits.
28. You must not park on the roads or grass verges.
29. You must not park anywhere except in the permitted parking spaces.

30. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, (with the exceptions of commercial vehicles operated by the park owner, park warden etc) including:
- Light goods vehicles as described in the vehicle taxation legislation, and
 - Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.
31. Touring caravans and Motorhomes are not to be parked on the park overnight.
32. You must hold a current driving licence 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.
33. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
34. You must not carry out the following works or repairs on the park:
- Major vehicle repairs involving dismantling of part(s) of the engine
 - Works which involve the removal of oil or other fuels

Weapons

35. 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.

External Decoration

36. Homeowners must maintain the outside of their 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.

