

Mobile Home Park Rules For Pleasant View Park

The following rules of occupation are for good management of Mobile Home Parks and the benefit of all who use them. These rules form part of the agreement by which you occupy your pitch in accordance with the Mobile Homes (Wales) Act 2013.

These rules have not been compiled to restrict residents, but rather to ensure that they may live peacefully in unspoilt surroundings. It will be appreciated that a mobile home resident lives in much closer proximity with other occupiers than a house dweller, and so certain rules have to be compiled in the occupier's interests. Other rules are necessary so that the visual amenities of the Park are preserved. We are convinced that provided occupiers accept these rules in the right spirit, our Park will be one of the happiest and most satisfied communities in the country.

1. Only Park Homes (Mobile Homes) of proprietary manufacture which conform to the definitions contained in the Caravan Sites and Control of development Act (1960), the Caravan Sites Act (1968) and the Mobile Homes Act (1975 and 1983) and Mobile Homes (Wales) Act 2013 comply with BS3632 .
2. Park Homes (Mobile Homes) must be kept in sound and clean condition; external decoration and colour must be maintained to the satisfaction of the Owner. Wheels must not be removed, nor the Park Home (Mobile Home) re-positioned without permission. No pitch is permitted without the prior approval of the Owner and, if appropriate, the Local Authority.
3. The Occupier is responsible for the cleanliness of the Pitch. No litter shall be deposited on any public places and paths.
4. The Park Homes (Mobile Home) may be used by the Occupier and members of his permanent household and bona fide guests only (and in any event for the occupation of such numbers of persons as shall not exceed the specified number of berths).
5. Park Home (Mobile Home) Units shall not be sublet in whole or in part.
6. 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.
7. The Occupier shall not less than once in every 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. The Occupier shall obtain from such Heating Engineer a Certificate of Inspection that the heating installation is safe and in good working order and shall produce such Certificate to the Owner on demand.

8. The Occupier must not permit waste water to be discharged onto the ground. Where water is not separately metered or rated the use of hoses is forbidden without prior approval of the Owner, except in the case of fire.
9. The Occupier is responsible that all household refuse is deposited in approved containers which must not be over filled and must be placed in the approved position for regular collection.
10. Musical instruments, record players, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30pm and 8:00am.
11. All vehicles must be driven carefully on the Park not exceeding the speed limit of 10mph. Vehicles must keep to authorised parking spaces and to the roads, which must not be obstructed. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance. Disused vehicles must be removed from the Park. The prior written approval of the Owner must be obtained for parking commercial vehicles. The Owner reserves the right to remove from the Park any untaxed vehicles that appear to him to have been abandoned. No repairs to motor vehicles save for minor repairs shall be permitted on the Park.
12. Porches, storage sheds, fuel bunkers, or other structures are only permitted with the approval of the Owner and where permitted must be of a design, size and standard approved by the Owner and the Planning Authority.
13. Private gardens, where permitted, must be kept in a neat and tidy condition and no fenced or other areas of enclosure at the side or rear of the pitch may be erected without the written Consent of the Owner. The planting of trees and shrubs is also subject to the Owner's prior approval of type and position. Any trees planted with such consent shall not be lopped, felled or removed without the Owner's consent. Occupiers shall not interfere with or in any way disturb any flora or fauna on the Park.
14. Gardens will be left in a condition to be agreed with the Owner when the Occupier vacates the pitch. Any trees or shrubs planted become the property of the Owner who has the right to trim or fell the same.
15. Washing lines are to be reasonably screened from public view and to be of a rotary type.
16. Residents are NOT allowed dogs on the park, and visitors animals must be kept under proper control at all times, and not allowed to despoil the park.
17. The Occupier is responsible for the conduct of children in his/her custody and of visitors.

18. Guns, firearms or offensive weapons of any description shall not be used on the Park, and shall only be kept with a licence from the Police Authority and written consent of the Owner.
19. Everyone using the Park is required to comply with the regulations of the Site Licence, Water Authority or any other statutory Authority.
20. Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.
21. No commercial enterprise or business activities may take place on the Park without the prior permission of the Owner, and the Mobile Home shall be used as a private residence only.
22. Occupiers will obtain the Company's consent before erecting a T.V. aerial or VHF aerial and shall have suitable public liability insurance cover.
23. Occupiers must not use fire points provided for other than the emergency use intended.
24. Garden fires are not permitted.
25. Persons under the age of 50 years are not allowed as permanent occupiers, the Estate is intended to cater mainly for retired persons and any assignment or sale on site to be only to persons of similar age group. Any assignment of the Written Statement under the Mobile Homes Act (1983) or Site Sale of a Mobile Home shall be in accordance with the procedure for transfer annexed hereto.
26. Any replacement park homes should be of the same dimensions and appearance as the original unit. In order not to contravene the site licence conditions it is a requirement that the licence holder be consulted prior to any proposed replacement , so that they can offer advice and assistance in this regard.
27. NO caravans, campervans , or boats to be stored on the park at any time.

