

PARK RULES FOR PONT PENTRE PARK, UPPER BOAT, PONTYPRIDD. (“the Park”).

Introduction.

The following site rules are intended to insure that acceptable standards are maintained on the park for the benefit of residents generally, and to promote and maintain community cohesion on the park.

These rules form part of the occupation agreement/written statement between the park owner and each resident living on the park, and must be followed to ensure that good order is maintained on the park at all times for the benefit of all occupiers.

These rules will not have retrospective effect, meaning that they will only apply from the date on which they take effect. No occupier who is in occupation on that date will be in breach of these rules by reason of any circumstances known to the park owner which were in existence on that date and which would not have been a breach of the previous park rules.

With the exception of rules 15 and 17 (if the park owner is responsible for maintenance of the exterior of the park home), these rules also apply to any persons who occupy a park home on the park which is rented from the park owner.

With the exception of rules 8, 18, 22, 23, 24, 44 and 45, these rules also apply to the park owner, any employee of the park owner, or any family members of the park owner or his employees, or their visitors, where such persons live on, or work on, or are visiting the park.”

Definitions.

In these rules:

“occupier” means anyone who occupies a park home on the park, whether under an agreement to which the Mobile Homes Act 1983 (as amended) applies, under a tenancy agreement, or under any other form of agreement;

“you” and “your” means the occupier or occupiers of a park home on the park; and

“we”, “us” and “our” means the park owner.

The Pitch

1. You are responsible for the cleanliness of your pitch and private gardens, parking spaces, patios brickwork and the like must be kept in a clean, neat and tidy condition.
2. You are responsible for ensuring that your pitch is maintained in a safe and accessible condition at all times.
3. Fences, hedges, walls, gates and any other boundary structure are not allowed other than those in existing positions or as otherwise agreed in writing by us. If you wish to construct fences, hedges, walls, gates or any other boundary structure at your pitch you must make a written request to us in advance, setting out the position, height, materials and colour along with plans/sketches. Permission for such items will not be unreasonably withheld. Fences, sheds, decking, etc., where permitted, should be maintained in a sound condition and should be treated with a suitable decorative/preservative treatment at least once every two years, and if any of these items fall into a state of disrepair they must be replaced or removed. Replacement of existing fences, hedges, walls, gates and any other boundary structures must be of a type, colour, height and position as those they are replacing so far as is reasonably possible. Fences, hedges, walls, gates and any other boundary structure are not allowed to protrude beyond the nearest point of the home to the site road in order to maintain an open appearance along road frontages.
4. In consideration to all residents, grass cutting should not take place before 10.30am on Sundays.
5. Solid fuel appliances are not permitted on the park, other than a barbecue.
6. Storage of materials, whether open or covered, other than garden furniture and flower tubs or planters, is not permitted on the pitch unless inside a shed. Materials brought to the pitch specifically for the purposes of maintenance of your mobile home may be stored outside within the pitch on a temporary basis but only if the materials will not reasonably fit within a shed on the pitch.
7. For health and safety reasons you may not store any items underneath your home at any time.
8. For the safety of occupiers, bonfires, paraffin heaters, incinerators, pyrotechnics or other external fires are not permitted on the park.
9. No materials designed to be used as an explosive may be kept on the park.
10. No guns, firearms or other offensive weapons may be kept on the park except where you hold a valid license from the appropriate authority. In such case you must take all necessary precautions to keep the weapon stored safely. No such weapons may be used on the park at any time, even where you hold a valid license. We must be informed by you of any intended application for a license to keep a firearm or weapon at your pitch and will exercise our right to consult with the appropriate authority on any such application and will consult with other residents of the park on any such application.
11. You or your guests must not damage, remove or interfere with any equipment, property, flora or fauna on the park which is owned by us or any third party. We must not damage or remove your or your visitor's property other than by the direction of a Court, Residential Property Tribunal or other appropriate body.
12. You must ensure that your visitors comply with the park rules and the site license conditions, and do not do anything on the park which may cause a nuisance to us or to others.

13. You are responsible for ensuring that all electrical and gas installations and appliances in your home are safe and sound for its intended use. Electrical and gas installations must comply with statutory standards.”

The mobile home.

14. No extension of, or structural alteration to, the exterior of the mobile home is permitted.
15. You must maintain your home in a sound state of repair and condition (including being capable of movement from one place to another without undue risk of damage) at all times. The home should comply with the statutory definition of a caravan/mobile home at all times.
16. If you wish to carry out external improvements to your home or pitch you must make a written request to us in advance, setting out the details of the proposed improvements along with plans/sketches of the proposed improvements. No improvements may be carried out to the pitch or the exterior of the home without our prior written permission, which will not be unreasonably withheld.
17. You must maintain the exterior of your park home in a clean and tidy condition. Where the exterior is re-painted or re-textured, you must use reasonable endeavours not to depart from the original exterior finish or colour scheme and any exterior painted surfaces must be re-painted at least once every three years. Upvc cladding, or similar products, are not to be used to re clad the exterior of the mobile home, with the exception of soffits and fascias.
18. Sub-letting of your mobile home is not permitted and lodgers or paying guests are not allowed.

Sheds and other structures.

19. One shed is permitted per pitch. No other structure is allowed. The size, type, material, location and design of the shed must be approved in writing in advance by us (which will not be unreasonably withheld). No shed which exceeds 12 feet in length, 10 feet in width and 8 feet in height if pent roofed, or 9 feet in height if apex roofed will be permitted. It is your responsibility to ensure that your shed is adequately maintained and kept in a clean and tidy condition at all times.
20. Any shed erected on the pitch must be constructed of non-combustible materials and must be of proprietary make and manufactured off site. Sheds cannot be constructed of materials brought to site separately other than purpose manufactured sheds in kit form. Sheds must comply with the conditions of the site license and fire safety requirements. Sheds must not be positioned so as to impede a clear route around the mobile home.

Refuse.

21. You are responsible for the disposal of your household waste, including garden and recyclable waste. Waste must be deposited in suitable bins or containers which must be left in the appropriate position for collection by the local authority on the appropriate day. Bins and waste containers should be stored reasonably screened out of public view at all times other than on collection days. Garden waste should not be disposed of on the park.

Business activities.

22. You are not permitted to carry on any business activities from the park home, the pitch or any other part of the park, and you must not use the pitch, the park home or the park for the storage of stock, plant, machinery or equipment used or intended for any business purpose.
23. You may 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 or regular delivery of materials to your pitch or the park.

Age limit.

24. No person under the age of 50 years (with the exception of the park owner, his family, his employees, and members of his employees' family) is permitted to live on the park.
25. You may allow relatives and friends under this age to stay over on an occasional basis for holiday purposes, but for no more than one week in any given calendar month.
26. Child minding on a regular basis, paid or unpaid is not permitted and children visiting your home must not behave in a manner likely to cause nuisance to other residents of the park. Visiting children must not be allowed to play outside of your home before 9.00am or after 6.00pm and must not be allowed to play on the park roads or other residents pitches.

Noise nuisance.

27. Musical instruments, music players and other appliances must not be used in such a way as may cause a nuisance or disturbance to others, particularly between the hours of 10.30 p.m. and 8.00 a.m.
28. The playing of outdoor games on the park is only allowed in designated recreation areas or within the pitch of the resident who those playing are visiting. The playing of outdoor games is only allowed between the hours of 9.00am and 6.00pm. Games must not be played on the park's roads, the pitches of other residents or on private land within the park and must be played in a way so as not to cause nuisance to others.
29. The flying of kites on the park is prohibited due to the danger of injury from touching overhead power lines"

Pets.

30. You may not keep any pet or animal on the park except for the following:
- a. Not more than 1 dog. Dogs must be kept under proper control and on a leash while on the park, and must not be permitted to upset or cause a nuisance to other users of the park. Dogs must not despoil the park, and you are responsible for disposing safely and hygienically of any waste. No dogs of a breed which is subject to the Dangerous Dogs Act 1991 or similar legislation are permitted on the park,
- or
- b. Not more than 1 domestic cat. Cats must not be permitted to upset or cause a nuisance to other users of the park, and must not despoil the park.
 - c. In addition to the above you may keep up to 2 other pets which are securely housed in a cage, aquarium or similar facility which is kept at all times inside the park home.
31. Any new resident moving to the park may bring up to 2 dogs or 2 cats (or 1 dog and 1 cat) which are already in their ownership with them, but upon one of the dogs or cats dying they must then comply with rule ~~29~~ 30
32. These rules do not have retrospective effect. If you were permitted to keep a pet on the park under the previous rules you will not be treated as being in breach when these rules take effect. However, when the pet dies or leaves the park it can only be replaced if this would comply with these rules.
33. Nothing in these 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 of requirement.

Services.

34. You must take appropriate steps to safeguard your external water pipes against damage or bursting from the effects of frost. You are responsible for maintaining, repairing or replacing the visible pipework and cables within your pitch along with any cable, duct, pipe or the like beneath your home from the point where it leaves the concrete base, at all times. You are responsible for the repair or replacement of the cable connecting the electricity meter to the consumer unit in your mobile home. It is your responsibility to notify the site owner or site manager of any leak of water or gas within your pitch or under your mobile home as soon as you find any such leak.
35. You must not discharge any materials which may result in the park's drains or sewers becoming blocked. Any costs incurred by us unblocking the drains or sewers as a result will be charged to the occupier(s) involved who have been found to be responsible for causing the blockage.
36. Hoses must be used sparingly and used according to Water Authority bye laws. They should not be used so as to cause nuisance to us or other occupiers or damage to our or other occupier's property.

Vacant pitches.

37. Access to vacant pitches by occupiers, their visitors or their guests is not permitted and the park owner accepts no responsibility for occupiers or their guests who ignore this rule. It is your duty to make your visitors and guests aware of this. You nor your visitors or guests should tamper with or move any building materials, plant or machinery.

Vehicles and parking.

38. Each household on the park is permitted to keep a maximum of up to 2 vehicles on the park, but only where parking is available. A motorcycle counts as one vehicle.
39. Parking is only permitted in the designated parking spaces provided and nowhere else on the park and vehicles must be parked fully off of the park roads with the whole of the vehicle on the parking space not the road.
40. All vehicles must be driven on the park safely and with due care and attention, and drivers must obey the stated speed limit on the park. The one way system must be strictly observed and vehicles must not reverse around the road systems.
41. Roads must be kept clear of vehicles at all times, except for short periods by delivery vehicles, for access by emergency vehicles.
42. As required by law, all vehicles driven by or on behalf of occupiers on the park must be taxed, insured and in a roadworthy condition, and driven only by persons who are insured to drive them and who hold a valid driving license to drive the type of vehicle being driven.
43. Abandoned or un-roadworthy vehicles or vehicles with no valid road fund license or mot certificate, proof of which may be required by the park owner, must not be kept or used on the park and we may take appropriate steps to remove such vehicles from the park. All costs for such removals will be passed to the vehicle owner.
44. Major maintenance of vehicles, including dismantling of the whole or parts of the engine, or any works involving the removal of oil or other fluids, is not permitted on the park.
45. Other than for delivering goods and services, you must not park or allow the parking of commercial vehicles of any sort on the park, including (a) light commercial or light goods vehicles as described in the vehicle taxation legislation, and (b) vehicles intended for domestic use, but which are derived or adapted from such a commercial vehicle.
46. Touring caravans, boats, trailers and camper vans are not allowed on the park, except for a maximum of 8 hours to allow for cleaning/provisioning prior to any excursion, provided that this does not breach any of the conditions of the park's site license conditions.

Fire precautions.

47. It is forbidden to tamper with or to interfere with any of the fire-fighting equipment on the park. Fire point equipment must only be used in case of emergency.
48. All park homes on the park must be equipped with appropriate fire-fighting equipment which conforms to the relevant British Standard. You are responsible for ensuring your fire-fighting equipment is maintained in good working order.
49. All occupiers should familiarize themselves with any information provided about the procedures to be adopted in case of fire.

