



PARK RULES FOR KINGS PARK VILLAGE

Preface

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 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 Act 1983, as amended.

With one exception, the rules also apply to any occupiers of park homes who rent their home. The only rule which does not apply to occupiers who rent their home is rule 41 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.

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 1st January 2015; 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.

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Condition of the Pitch

1. You must display your home number on your home in a clear position
2. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space for any inflammable material.
3. You must keep clean and tidy the area of your pitch, and you are responsible for cutting the grass on your pitch.
4. You must ensure that any hedges or vegetation around your home do not become overgrown, so as to present a fire hazard. Hedges should be a maximum of 1m high, and are not permitted to extend beyond the front elevation of the home (in order to maintain the open plan nature of the park). A plan showing the permitted position of hedges and fences forms part of these park rules.
5. You must not plant trees on your pitch without the express permission of the park owner. Trees may not exceed more than 2m in height, and must not be planted within 1.5 m of your home. You must prune and maintain the trees at or below the maximum permitted height and must ensure that any trees do not grow closer than 1m to the home. The reasons for this rule are both to preserve the open plan nature of the park, and to reduce the risk of the spread of fire. If you fail to prune or maintain a tree on your plot, in accordance with this rule, the tree may be removed by the park owner.
6. You must not erect fences or other means of enclosure unless you have obtained our approval in writing (which will not be unreasonably withheld or delayed). Approval will only be granted to fences that are a maximum height of 1m panel fencing (with an additional maximum of 45cm of trellis on top of the fence panel), that do not extend beyond the front elevation of the home, and that comply with the park's site licence conditions and fire safety requirements. The reasons for this rule are to preserve the open plan nature of the park. A plan showing the permitted position of fences and hedges forms part of these park rules.
7. You must not have external fires, including incinerators. Barbecues are permitted but must not be left unattended whilst lit.
8. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
9. You must not keep explosive substances on the park.
10. Any washing lines on your plot must not overhang adjacent plots or common areas.

Storage

11. You must not have more than two storage sheds on the pitch. Where you source a 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). Any shed or other structure erected in the separation space between park homes must be of non-combustible construction and positioned

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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 any neighbouring home.

The total footprint of the sheds shall not exceed 5 m².

12. You must not have any storage receptacle on the pitch other than any shed mentioned in rule 11.

Refuse

13. You are responsible for the disposal of all your household, recyclable and garden waste.
14. Bin bays are located around the park, and you are responsible for ensuring that all your waste is placed inside the bins located in the bin bays.
15. Only household refuse, recyclable waste and garden waste may be left in the bin bays.
16. Items that are not considered household waste include: furniture; electrical products; televisions; fridges/freezers; plumbing pipework and radiators; and building materials. Items of this nature must not be left in the bin bays and you must make separate arrangements for the disposal of these items. It may be possible to make arrangements with the park office to collect these items, but this will be a separate chargeable service if it is available.
17. You must not overfill containers and must place them in the approved position for the local authority collections. Recycling sacks must be left by the bin bays only on the designated day for collection by the local authority.
18. You must not deposit any waste or rubbish on any part of the park other than in the local authority approved bags in the bin bays.
19. You are responsible for ensuring that tradesmen employed by you to undertake work on your home or pitch remove all trade refuse off the park.

Business Activities

20. 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 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

21. No person under the age of 50 years may reside at Kings Park Village.

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Noise Nuisance

22. 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 10.30pm and 8.00am.
23. You are responsible for the behaviour of your visitors, including visiting children, and tradespeople visiting your home. You must ensure that they understand and comply with the park rules, and respect the rights of other occupiers.

Pets

24. You must keep any dog under proper control and you must not permit it to frighten other users of the park or to enter onto other pitches. You must keep any dog on a leash not exceeding 2m in length and must not allow it to despoil the park. Droppings must be bagged and deposited into the dog litter bins provided.
25. You may not keep more than 2 dogs at the park, (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all).
26. You may not keep more than 2 cats at the park.
27. You must keep your pets under proper control and must not permit them to frighten other users of the park, or cause damage to other peoples pitch or to despoil the park. Noisy dogs can be a nuisance to other residents, so you must do your best to ensure that your dog is not left to bark loudly, or frequently or continuously.

Water and sewerage

28. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.
29. You must protect all external water pipes from potential frost damage.
30. You are responsible for the maintenance of the water pipes from the water meter to your home, or from the external stop-cock if your water meter is located inside your home.
31. You are responsible for any sewerage or drainage pipework inside your home, and any pipework leading from your home until it runs underground, and you should call a plumber in the event of a leak or blockage in this pipework.

Fishing

32. To fish in the fishing lake, you must hold a current Rod Fishing Licence and a Kings Park Village Fishing Pass (available from the park office).

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Vehicles and parking

33. You must drive all vehicles on the park carefully and within the displayed speed limit of 15 mph. You must not park anywhere except in the permitted parking spaces, and must not park on the roads or grass verges.
34. Other than for delivering goods and services, you must not park or allow parking of vehicles on the park over any of the dimensions specified below:

Height	6 foot 8 inches
Length	15 foot 8 inches
Width	6 foot 5 inches
Weight	2470 kilograms
35. You must not park motorhomes or caravans on the park, other than for loading and unloading from the night immediately before, until the night immediately following a vacation.
36. 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.
37. Disabled parking bays may only be used by holders of a valid Blue Badge, which should be displayed clearly in the vehicle. Disabled bays are for any resident or visitor with a Blue Badge, and are not reserved for a particular home owner.
38. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
39. You must not carry out the following works or repairs on the park:
 - major vehicles repairs involving dismantling of part(s) of the engine
 - works which involve the removal of oil or other fuels.

Weapons

40. 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

41. 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.