PARK RULES FOR OAKFIELD PARK, LLAY.

The following rules of occupation are for the good management of the park and the benefit of all who live on the park and who use it. These rules form part of the agreement by which you occupy your pitch in accordance with The Mobile Homes Act 1983 and The **Mobile Homes (Wales) Act 2013.**

1. The Home

1.1 Only park homes (mobile homes) of proprietary manufacture which conform to the definition of a mobile home under the Caravan Sites and Control of Development Act 1960 (as amended), The Mobile Homes Act 1983 and The Mobile Homes (Wales) Act 2013 may be sited on the Park. All replacement park homes must conform to British Standard 3632.

1.2 Homes must be kept and maintained as originally manufactured so as to continue to comply with 1.1. Wheels must not be removed, nor the home repositioned, as this may cause the home to become in breach of the site licence conditions.

1.3 Occupiers are cautioned against alterations to their homes which may inadvertently put them in breach of 1.1 and 1.2. This does not prevent Occupiers from carrying out improvements which do not reduce the separation distance between homes to below 6 metres, for example - insulation.

1.4 Homes must be kept in a sound state of repair and clean condition. The external decoration must be maintained to a good standard and homes must be painted in their original colour(s) or in neutral or pastel colours.

1.5 Any alteration to the home or extension to it (including the addition or replacement of a porch) is prohibited except with the prior approval in writing of the Owner who shall be entitled to inspect plans and drawings before deciding whether to give approval. Permission will not be unreasonably withheld and, if permission is refused, reasons will be stated. Occupiers are reminded that most extensions will require planning permission, but that the grant of planning permission does not in any way bind the Owner to giving permission for an extension.

1.6 The Occupier also agrees and covenants to insure and keep insured the mobile home with a member of the Association of British Insurers against loss or damage by theft, fire, storm and tempest and liability to any third party and such other risks. The Owner may from time to time reasonably require the Occupier to produce to the Owner, upon request, the policy of such insurance and such evidence that the Owner may reasonably require that the policy is valid, current and all premiums have been paid.

2. Service Connections

2.1 The electrical, water and drainage systems of the home, and the connections with the Park supplies within the control of the Occupier, are the sole responsibility of the Occupier after the initial installation. It is also the Occupier's responsibility to ensure that all electrical, solid fuel, oil and gas installations (where applicable) comply at all times with the various statutory requirements.

2.2 All external water pipes shall be lagged against frost by the Occupier, who will be liable for any loss of water due to the Occupier's failure to do so or from any other failure to maintain for which the Occupier is responsible. The Occupier shall not permit waste water to be discharged on to the ground.

2.3 The Occupier is responsible for maintaining the service pipes, wires and conduits within his pitch and within his control, as follows:

2.3.1 electricity: from the meter if the meter is situated on the Occupier's pitch and, if not, from the consumer unit (excluding any underground cables which remain the responsibility of the Park Owner);
2.3.2 gas: from the meter situated on the Occupier's pitch;
2.3.3 water: from the stopcock situated on the Occupier's pitch; and
2.3.4 sewerage: above ground level on the Occupier's pitch.

3. The Pitch

3.1 Pitches, including gardens, must be kept clean and tidy. Gardens will be left in a tidy condition when the Occupier vacates the pitch.

3.2 Rubbish or building materials must not be accumulated on any part of the Pitch, or anywhere on the Park, and the area under the home should be kept free of obstruction to enable access to pipework etc.

3.3 Where present on the pitch, party fences must be maintained in good condition and treated with waterproof solutions as appropriate. Damaged fence panels shall be replaced promptly. The maintenance of boundary fences (around the perimeter boundary of the Park) is the responsibility of the Park Owner.

3.4 The Owner shall be consulted before the planting of trees and shrubs as these can affect services buried in the ground.

3.5 Trees must not be lopped, felled or removed without checking with the local planning authority whether they are subject to a Tree Protection Order (TPO).

3.6 Only storage sheds, fuel bunkers or other structures which comply with the terms of the site licence are permitted. Sheds must be constructed of non-flammable materials. No flammable or explosive substances may be kept on the Pitch except in quantities reasonable for domestic use.

3.7 All household and garden waste must be kept in wheelie bins or approved containers which must not be overfilled and must be placed in the approved position for weekly collections. No refuse shall be deposited on the Owner's land.

3.8 External fires, including incinerators, are not allowed. Fireworks, except sparklers, are not permitted on the Pitch at any time.

3.9 Disused/un-roadworthy vehicles must not be kept on the pitch.

4. Occupation

4.1 The Park is for semi-retired or retired persons over the age of 50. No Occupiers under this age are permitted to occupy the home.

4.2 Assigning or gifting the park home shall be governed by the key legislation contained in The Mobile Homes (Wales) Act 2013 and The Mobile Homes (Selling and Gifting) (Wales) Regulations 2014. The park rules apply to assignees and persons to whom a home is gifted.

4.3 Sub-letting, for example taking in a lodger, or parting with possession of the whole or any part of the Park Home or Pitch, unless by way of assignment or gifting, is not permitted. Only the Occupier and members of his, or her, permanent household and bona fide guests may use the Park Home.

4.4 The Occupier shall not use the home or permit the home to be used for commercial enterprise or business activities.

4.5 The Occupier shall not use or permit the home to be used for illegal or immoral purposes.

5. Health & Safety

5.1 All Park Homes must be equipped with a working smoke alarm.

5.2 The chimney flue and cowl of all park homes must be kept in good repair. Sparks or objectionable smoke should not be discharged.

5.3 Occupiers erecting a TV aerial shall have suitable public liability insurance cover.

6. Vehicles

6.1 Occupiers and visitors bring vehicles on to the Park at their own risk.

6.2 Disused/un-roadworthy vehicles must not be kept anywhere on the Park and the Owner reserves the right to remove any such vehicle from the Park.

6.3 Commercial vehicles are not to be parked on the Park except when tradespeople are carrying out work for Occupiers or the Owner.

6.4 All vehicles must be driven carefully on the Park, they must not be driven in excess of the displayed speed limit (10MPH) and must comply with the following conditions:

6.4.1 Each vehicle must be taxed and insured as required by law.
6.4.2 Each vehicle must have a valid MOT certificate where required.
6.4.3 Each vehicle must be in good working order and roadworthy.
6.4.4 Drivers must hold a full licence as if the Park were a public road.

6.5 Not more than two cars are permitted for each home and are to be parked on the Pitch or in a designated parking space. Parking is not permitted on roads or grass verges as this may prevent emergency vehicles gaining access. Touring caravans and boats must not be parked on pitches or elsewhere on the Park. Caravans can be parked for a temporary period not exceeding 48 hours to allow for packing or unpacking.

6.6 The repair, maintenance, dismantling or restoring of a vehicle on the Pitch or Park is not permitted. Drivers must not cause a nuisance through excess revving, warming up periods or otherwise. Motor oils, and other fuels of similar nature, must not be discharged into the drains, onto the road or car parking spaces.

7. Animals

Pets are the responsibility of the Occupier. The following rules are for the benefit of all Occupiers of the Park:

7.1 Pets must be kept under proper control so as not to be a nuisance to other Occupiers or visitors.

7.2 Dogs must not be shut up in the home for long periods or left in the garden nor may they be kenneled outside overnight anywhere on the Park.

7.3 Dogs must not be exercised on the Park and must be kept on a short leash (approximately one metre maximum) when passing through the Park.

7.4 Occupiers must not allow dogs to foul any other Occupier's pitch and all dog faeces must be removed immediately from any part of the Park.

8. The Park

8.1 The Owner and his employees and agents shall not be liable in any way for loss or theft of, or damage or loss to, or theft from any mobile home, vehicle or other property whatsoever, save for acts carried out by the owner, his employees or his agents. Further the Occupier shall indemnify the owner and keep him indemnified from and against all actions, proceedings and claims by a third party. This should be in respect of all and any loss, damage or liability caused by, or arising out of, neglect or default or willful act of the Occupier or members of his household or guests or visitors.

8.2 No Occupier, the Owner or his agents or employees, shall do or permit to be done anywhere on the Park any act or action which may be or become nuisance, damage, annoyance or inconvenience to the Occupiers of any other home on the park or to any adjoining or neighbouring property or land or to the Owner.

8.3 Occupiers will be held responsible at all times for the conduct of their visitors who must comply with these site rules while visiting the Park. Children must be supervised by an adult at all times to ensure their safety and to ensure that nuisance or annoyance is not caused to other residents.

8.4 Access is not permitted to vacant pitches. Building materials or plant in the possession of the Owner must be left undisturbed.

8.5 Musical instruments, TVs, radios, other appliances and motor vehicles must not be used so as to cause nuisance to others especially between the hours of 10.30 pm and 8.00 am.

8.6 Fire point hoses and other fire-fighting equipment may only be used in case of emergency.

8.7 Guns, firearms and offensive weapons of any description shall not be used on the park and shall only be kept with a licence from the Police Authority.

8.8 Fireworks, except sparklers, are not permitted on the Park at any time.

8.9 Public places & paths should not be littered in any way.

8.10 It is forbidden to interfere with or to disturb any flora or fauna on the Park.