



Parkview Group Ltd. Appleacre Park, London Road, Fowlmere, Cambridgeshire, SG8 7RU  
Telephone: 0800 234 6117 / 0208 088 8888  
www.parkviewgroup.co.uk Email: info@parkviewgroup.co.uk

## **Park Rules For Whitton's Park**

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 the 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 benefit to occupiers, and to promote and maintain community cohesion. They form part of the Agreement by which the homeowners occupy the pitch in accordance with the Mobile Homes Act 1983, as amended.

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 (DATE to be confirmed); and

: no occupier who is in occupation on that date will be treated as being in breach due to circumstances which are in existence on that date which would not have been a breach of the rules in existence before that date.

## **Condition of the Park Home**

1. Occupiers must maintain the outside of the park home in a clean and tidy condition. Where the exterior is painted or recovered you must use reasonable endeavours not to depart from the original exterior colour scheme.
2. You must ensure that any external contractors you employ to carry out work to the home or the pitch are competent to do the work proposed by you and have appropriate public liability insurance.

## **Condition of the Pitch**

3. The underneath of each home is to be kept clear and not used as a storage space. However you are at liberty to store Aluminium ladders and any other non-combustible items.



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4. You must not erect fences or other means of enclosure unless you have obtained our prior written approval (which will not be unreasonably withheld or delayed)
5. You must not without our prior written consent (which will not be withheld or delayed unreasonably) carry out any of the following:
  - : Building works to the pitch except to the extent necessary to carry out any repairs or maintenance
  - : Paving or hard landscaping, including the formation of a pond
  - : Planting, felling, lopping, topping or pruning of any trees
  - : The erection of any pole, mast, wire, dish or communications receiving equipment.
6. External fires, including incinerators are not allowed.
7. You must keep any footpaths, on the pitch in good safe state of repair and condition.
8. No inflammable or explosive substances may be kept on the park except in quantities reasonable for domestic use.
9. All types of fuel storage, protection and screening must be approved by the by the Park owner before purchase or construction and be capable of removal on vacation of the pitch.

### **Sheds**

10. Garages, outbuildings, fences, fuel bunkers, or other structures are only permitted with the prior written permission of the Park Owner (which will not be withheld or delayed unreasonably) and where permitted must be of design, size and standard which have been approved and must be maintained in good repair and appearance.
11. Only one shed is permitted on each pitch. The design, size and standard of the shed must be approved by us in writing and positioned so as to comply with the park's site license conditions.
12. All shed must be 3 metres away from any home.

### **Refuse**

13. You are responsible for the disposal of all households, recyclable and garden waste in approved containers through the local authority service. Containers must not be overfilled and must be placed in the approved position for the local authorities regular collections.



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14. You must not deposit any refuse or un-roadworthy vehicles on any part of the park (including any individual pitch) other than in local authority approved containers.

### **Commercial Activities**

15. You must not use the park home, the pitch or the park (or any part of the park) for any business purposes, 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.

### **Nuisance**

16. You must not use musical instruments, all forms of recorded music players, radios or 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.
17. You must not play or permit playing around any public building, on the car parks, in the entrance of the park or on any other occupiers plot.

### **Insurance**

18. The occupier must insure the home, particularly in respect of public liability.
19. You must produce a copy of the insurance policy to us upon request together with any evidence that we may reasonably request as proof of insurance.

### **Pets**

20. Nothing in rule 16 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.
21. You must keep any assistance dog under proper control

### **Water, Electricity and Gas**

22. You must not permit waste water to be discharged onto the ground.



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23. Where water is not separately metered or rated at the Park Home the use of hoses is forbidden except in case of a fire.
24. Fire point hoses may only be used in appropriate circumstances i.e. In the case of fire.
25. You must protect all external water pipes from potential frost damage.
26. You are responsible for ensuring that electrical, solid fuel, oil and gas installations comply to all times with the requirements of the relevant legislation.

### **Occupants of the Park**

27. No person under the age of 50 years may reside in a park home.
28. You are responsible for ensuring that your visitors comply with these park rules.

### **Vacant Pitches**

29. Access is not permitted to vacant pitches. Building materials equipment and/or plant must be left undisturbed.

### **Vehicles**

30. You must drive all vehicles on the park carefully and must not exceed the displayed speed limit of 5mph.
31. You must not park on the roads or grass verges.
32. You must hold a current driving license 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 be removed from the park and the park owner reserves the right to remove any vehicle, which is apparently abandoned.
34. You must not carry out the following works or repairs on the park;
  - a. major vehicle repairs involving dismantling of part(s) of the engine: or
  - b. works, which involve the removal of oil or other fuels.
35. You must not discharge motor oils and other fuels of that nature into the drains or onto the roads or the car park.
36. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
  - c. Light commercial or light goods vehicles as described in the vehicle taxation legislation and



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- d. Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle
37. You must not park more than 1 vehicle on the park. Where space is available you may park one additional vehicle on the park at a charge.

### **Fire Precautions**

38. The chimney flues and cowls must be kept in good repair; sparks and objectionable smoke should not be discharged.

### **Miscellaneous**

39. Within 28 days of the agreement coming to an end (however this may occur) the park home owner must arrange for the disconnection and removal of the Park Home from the pitch and the park and leave the pitch clean and tidy and leave any bushes, trees and shrubs undamaged on the park.
40. The Park Home must be removed by a competent experienced contractor.
41. Guns, firearms or offensive weapons of any description must not be used on the park and must only be kept with a license from the appropriate Police authority.
42. It is forbidden to interfere with or to disturb any flora or fauna on the park.
43. You must not do, or allow to be done, anything, which might breach any of the conditions of our site license.



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