

COPY

Schedule 3- Notification of Deposit of Site Rules

**The Mobile Homes (Site Rules)(England) Regulations 2014
Mobile Homes Act 1983, as amended by the Mobile Homes Act 2013**

This document should be used where new site rules have been made or site rules have been varied and these site rules have been deposited with the local authority in accordance with regulation 12 of the Mobile Homes (Site Rules) (England) Regulations 2014.

This form should be served on all occupiers (*see note 1*) and any qualifying residents' association of the site and may also be published in a prominent place on the site.

1. Site rules were deposited with [*give contact details for the local authority with whom the deposit has been made*]

Ms D Warren
Environmental Health Department
St Albans City & District Council
Civic Centre
St Peter Street
St Albans
Hertfordshire
SL1 3JE

on [date of deposit]20 December 2014.....

2. From 13 January 2015 [*see note 2*] the rule(s) take effect as express term(s) of the pitch agreement relating to your home and will bind both me, as site owner and you, as occupier and our successors in title.

3. A copy of the site rule(s) is attached and these may also be inspected at the offices of the local authority.

4. Where a site rule is a variation to an existing rule, any other site rules already in force but not affected by the variation and shall remain in force unaltered (*see note 3*).

Signed:
Site owner (*see note 4*) Mark Smith

Date: (*see note 5*):20 December 2014

Notes

1. As defined by section 1 of the Mobile Homes Act 1983.
2. The day which falls 22 days after the date of this notification.
3. This paragraph is not relevant to the first deposit of rules made after the coming into force of the Mobile Homes (Site Rules)(England) Regulations 2014.
4. Signature of the site owner or a person authorised to sign on the site owner's behalf.
5. This date must be within 7 days of the deposit of the site rules with the local authority.

Kings Heath Park Rules

Preface

In these rules:

- "occupier" means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983 applies
- "you" and "your" refers to the homeowner or other occupier of a park home
- "we", "us" 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.

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 13 January 2015; and
- 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.

Age of Occupants

1. No person under the age of 50 years may reside in a park home.
2. You are responsible for ensuring your visitors and members of your household comply with these park rules.
3. You must not sub-let the park home.

Nuisance

4. No occupier shall do or permit to be done anywhere on the Park any act or action which may be or become a nuisance, damage, annoyance or inconvenience to us or to the neighbours or occupiers of any other home on the Park or to any adjoining or neighbouring property and shall not use or permit the home to be used for illegal or immoral purposes.
5. 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.

Pets

6. You must not keep any pet or animal at the park home or on the pitch.
7. Nothing in 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.

The Park Home

8. You must ensure that the mobile at all times complies with the statutory definition of a "mobile home" set out in the Mobile Homes Act 1983 (or any definition that may subsequently amend or supersede it).
9. Occupiers must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered occupiers must use reasonable endeavours not to depart from the original exterior colour-scheme.
10. You must not remove the wheels from the park home, nor must you reposition the park home.

Storage

11. You must not have more than one shed on the pitch. Where you source the 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). You must position the shed so as to comply with the park's site licence and fire safety requirements.

Condition of the Pitch

12. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
13. You must not make any alteration or addition to the pitch unless you have obtained our prior written approval (which will not be unreasonably withheld or delayed).
14. Trees, shrubs etc must not be damaged. You must not plant trees or hedges unless you have obtained our prior written approval (which will not be unreasonably withheld or delayed).

Vehicles

15. You must drive all vehicles on the park carefully and within the speed limit of 5 m.p.h.
16. You must not park more than one vehicle per pitch on the park. Where space is available you may park one additional vehicle at a charge.
17. You must not park anywhere except in the permitted parking spaces.
18. 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 the law and is in a roadworthy condition.
19. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
20. Other than for delivering goods or services, you must not park or allow 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 derived from or adapted from such a commercial vehicle.

21. You must not carry out the following works or repairs on the park:
- a. Major vehicles repairs involving dismantling of part(s) of the engine; or
 - b. Works which involve the removal of oil or other fuels.

Business Activities

22. 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.

Weapons

23. 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.

Water

24. You must not permit waste water to be discharged onto the ground.
25. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.

Refuse

26. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. You must not overfill containers and must place them in the approved position for the local authority collections.
27. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual pitch).

Miscellaneous

28. You must not do or allow to be done anything which might be a breach any of the conditions of our site licence.
29. You must not disturb flora on the park.
30. You must only use a rotary clothes line and must not hand washing out on a Sunday.

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31. You must ensure television aerials or satellite dishes are placed at the rear of the pitch or park home.

32. You must ensure any coal is kept within a coal bin.