

DIBLES PARK COMPANY LIMITED

RESIDENTIAL PARK RULES

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1. Introduction

The following rules are in place for the good management of the park and the benefit of all who use it. These rules form part of the Agreement by which you occupy your pitch in accordance with the Mobile Homes Act 1983 (as amended). The rules are designed to ensure that all park home residents may live peacefully in unspoilt surroundings and have not been compiled to place unnecessary restrictions on residents.

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| <p>2. Complying with the Park's Site Licence & FBC Lease</p> <p>Park home owners must not do, or allow to be done, anything to the home or the pitch which might breach any of the conditions of the Park Site Licence or the Fareham Borough Council (FBC) Lease.</p> | <p>MHA 1983 Part 4 Section 3.u</p> |
| <p>3. The Park Home</p> <p>Only park homes (mobile homes) of proprietary manufacture, that is to say not home-made, which conform to the statutory definition of a caravan contained in the relevant legislation, are permitted on the park.</p> | <p>Site License Section 4</p> |
| <p>4. The Condition of the Park Home</p> <ol style="list-style-type: none"> 1. Homes must be kept in a sound state of repair and the outside of the home maintained in a clean and tidy condition. The external decoration must be kept in good order. 2. Park homes must be maintained at all times in a suitable condition so that they can be moved from one pitch on the park to another. Wheels must not be removed, nor the home repositioned without permission. 3. Building works, external alteration of, or addition to the home except any repairs or maintenance, are not permitted without the prior written permission from the Park Management (which will not be withheld unreasonably), and planning permission from Fareham Borough Council. 4. If external contractors are to be employed to carry out any work to the home you should ensure that they are competent to do the work proposed by you in order to maintain a safe environment on the park. | <p>MHA 1983 Part 4 Section 3.l Site License Section 5</p> <p>MHA 1983 Part 4 Section 3.n FBC Lease</p> |

5. Condition of the Pitch

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| 1. Park home owners must maintain their pitch, including any outbuildings, belonging to or enjoyed with the pitch, in a clean and tidy condition. | MHA 1983 Part 4 Section 3.i |
| 2. The underneath of each home is to be kept clear and not used as storage space. | MHA 1983 Part 4 Section Resident 4 |
| 3. The description of a pitch includes the garden area surrounding the park home and includes the land upon which the park home is sited, which shall not be less than the minimum requirement laid down in the Site Licence. Homes must be at least 6 metres apart; therefore gardens are limited to half of the separation distance on either side. Garden sizes and separation distances must be adhered to. If spacing's permit additional garden area, then this may be allowed, subject to the agreement of the Park Management, and may be defined by either natural boundary line, fences or posts, subject to the agreement of the Park Management and permission from Fareham Borough Council. The company has the right to reclaim this additional parcel of ground at any time. | |
| 4. If requested, the Park Management will provide written information confirming the size and location of the pitch and the base. | |
| 5. Any gardens not cultivated & kept tidy will be taken over by the company and the occupier charged. | |
| 6. Public places and paths should not be littered in any way. | |
| 7. Park home owners must not, without the prior written consent of the Park Management (which will not be withheld unreasonably) and possible planning permission from Fareham Borough Council, carry out any of the following: <ul style="list-style-type: none"> • building works to the park home or 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, or • The erection of any pole, mast, wire, dish or communications receiving equipment. | MHA 1983 Part 4 Section 3.n FBC Lease |
| 8. Park home owners must keep any footpaths on the pitch in a good and safe state of repair and condition. | |
| 9. Open external fires, including incinerators, are not allowed. | Site License Section 15j |
| 10. Occupiers are responsible for ensuring that electrical, solid fuel, oil & gas installations must comply at all times with the requirement of the various bodies of authority. | |
| 11. No inflammable or explosive substances may be kept on the park home owner's pitch except in quantities reasonable for domestic use. All types of fuel storage, protection and screening must be approved by the Park Management and permission from Fareham Borough Council, before purchase or construction and be capable of removal by the park home owner on vacation of the pitch. | FBC Lease |
| 12. Occupiers must not permit mains or waste water to discharge onto the ground nor permit to pass into water closets, gullies or drains any matter which is likely to cause blockage or damage. | MHA 1983 Part 4 Section 3.f |
| 13. All external water pipes shall be lagged against frost by the occupier who will be liable for any loss of water due the occupier's failure to do so or from any other failure on the section of the water service for which the occupier is responsible, i.e. from ground level upwards. The occupier is responsible for the sewage connection from ground level upwards and for electrical or gas connections from the meter housing. | Site License Section 9b |

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| <h2>6. Structures</h2> <h3>6.1 Sheds</h3> <p>Sheds /covered storage units are only permitted with the prior written consent of the Park Management (which will not be withheld unreasonably), permission from Fareham Borough Council, and subsequent planning permission from Fareham Borough Council if necessary. The design, size and standard of the shed/covered storage units must be approved by the Park Management, in writing, and so positioned as to comply with the park's site licence conditions. All sheds/ covered storage units must be maintained in good repair and appearance. Where a shed or a covered storage unit is permitted, it shall be of non-combustible construction (including the roof) and sufficient space maintained around each unit so as not to prejudice means of escape in case of fire. Windows in such structures shall not face towards the home on either side.</p> <h3>6.2 Porches</h3> <p>Porches are only permitted with the prior written consent of the Park Management (which will not be withheld unreasonably) and planning permission from Fareham Borough Council. All regulations regarding distances from roads & other homes and size restrictions must be adhered. Porches must be detachable. Where permitted they must be of a design, size and standard approved by the Park Management, materials used must be consistent with that of the park home and of the same colour, and must be maintained in good repair and appearance.</p> <h3>6.3 Fences</h3> <p>Fences are only permitted with the prior written consent of the Park Management (which will not be withheld unreasonably), permission from Fareham Borough Council, and subsequent planning permission from Fareham Borough Council if necessary. All regulations regarding distances from roads & other homes and height restrictions must be adhered to. Where permitted they must be of a design, size and standard approved by the Park Management and must be maintained in good repair and appearance.</p> <h3>6.4 Other Structures (e.g. Archways, Pergolas, Decking, Paving etc.)</h3> <p>Any structures to be installed, erected or laid are only permitted with the prior written consent of the Park Management (which will not be withheld unreasonably), permission from Fareham Borough Council, and subsequent planning permission from Fareham Borough Council if necessary. Where permitted they must be of a design, size and standard approved by the Park Management, and must be maintained in good repair and appearance.</p> | <p>MHA 1983 Part 4 Section 3.n FBC Lease</p> <p>Site License Section 3f</p> <p>Site License Section 3v</p> <p>FBC Lease</p> <p>FBC Lease</p> |
| <h2>7. Refuse</h2> <p>The park home owner is responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Containers must not be over-filled and must be placed in the approved position for the local authority's regular collections.</p> <p>The deposit of any refuse or un-roadworthy vehicles on any part of the park is strictly prohibited.</p> | <p>MHA 1983 Part 4 Section 3.g Site License Section 11</p> |
| <h2>8. Commercial Activities</h2> <p>No commercial enterprise or business activities may take place on the park without prior written permission from the Park Management. If permission is granted, it will also require the park home owner to obtain approval from the appropriate authority. 'Business activity' also includes the overhaul and repair of vehicles, mobile retailing vans e.g. grocery, fast food, etc.</p> | <p>MHA 1983 Part 4 Section 3.d FBC Lease</p> |

9. Liability and Insurance

1. The Park Management, their employees and agents are not liable for actions resulting in death or injury unless arising from their own negligence or other breach of duty.
2. If the park home owner is in breach of their Agreement, and as a result the Park Management incurs costs, the park home owner must pay all reasonable costs resulting from claims, charges and expenses reasonably incurred in relation to the breach of the agreement.
3. Park home owners must insure and keep the park home insured with an organisation that is registered with the Financial Services Authority against loss or damage by fire and liabilities to other people and property.
4. Park home owners must produce a copy of the insurance policy to the Park Management upon request together with any evidence that the site owner may reasonably request as proof of insurance.

MHA 1983 Part 4
Section Resident 5
FBC Lease

MHA 1983 Part 4
Section Resident 5

10. Nuisance

1. Park home owners must not do, or allow to be done, anything on the park which may:
 - a. Be or become a nuisance to or cause annoyance, inconvenience or disturbance to, the Park Management or anyone else who lives on or uses the park;
 - b. Cause damage to any property belonging to the Park Management or anyone else, or to any adjoining or neighbouring property and must not use or permit the park home to be used for illegal or immoral purposes;
 - c. Be a criminal offence.
2. Park home owners will be held responsible at all times for the conduct of their children, grandchildren and visiting children who must not be permitted to play around any public building, on the car parks, around the touring areas or at the entrance to the park.
3. Musical instruments, CD players, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10:30pm and 8:00am.
4. Electrical/Petrol gardening equipment is not to be used before 10:30am on a Sunday.

MHA 1983 Part 4
Section 3.o

11. Pets

1. Cats are not allowed to be kept as pets by park home owners. Existing cats may not be replaced.
2. Dogs are strictly not allowed to be kept as pets by park home owners.
3. Only one dog per household can be looked after for a maximum of 21 consecutive nights, they must be kept under proper control and not allowed to despoil the park. Dogs must be kept on a lead at all times and exercised off the park.

MHA 1983 Part 4
Section 3.h
MHA 1983 Part 4
Section 3.h

12. Occupiers

1. Park homes may only be used by the occupier and members of their permanent household and bona fide guests. The number of persons occupying the park home shall not exceed the number for which the home was designed.
2. Sub-letting is not permitted.

MHA 1983 Part 4
Section 3.k

MHA 1983 Part 4
Section 3.c

13. Selling the Park Home

Reasonable notice of intention to sell or assign the park home must be given to the Park Management. Not less than 28 days' notice will be accepted as reasonable. A Sales Procedure notice will be issued by the Park Management which must be followed by the park home owner.

14. Vacant Pitches

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

15. Vehicles

1. All vehicles must be driven carefully on the park and not exceed the displayed speed limit.
2. Parking is not permitted on roads or grass verges.
3. Park home owners and other permitted entrants may bring vehicles on to the park. The Park Management will not be liable for any theft or damage unless arising from their own negligence or other breach of duty.
4. Vehicles must keep to authorised parking spaces, a maximum of two vehicles are allowed at each park home where there is enough space. All other cars must be parked in the car park at the park entrance.
5. All vehicles must be taxed and insured as required by law (Road Traffic Acts) and be in running order or SORN registered. Disused/un-roadworthy vehicles must be removed from the park and the Park Management reserves the right to remove any vehicle, which is apparently abandoned, without the consent of the vehicle owner.
6. All drivers on the park must hold a current driving licence for the category of vehicle driven on the park.
7. No major vehicle repairs may be permitted on the Park Management's land. Motor oils and other fuels of that nature must not be discharged into the drains or onto the roads or car park.
8. Commercial vehicles of any size must be parked in the car park unless permission to park at their home has been granted by the Park Management.
9. Plastic or wooden boats shall not be parked between units.
10. Small dinghies up to 12ft will be permitted on the park provided that they do not infringe the fire and safety regulations and that they are not stored on driveways or between homes.
11. Company garage entrances must be kept clear at all times.

MHA 1983 Part 4
Section 3.q
MHA 1983 Part 4
Section 3.s

MHA 1983 Part 4
Section 3.r

MHA 1983 Part 4
Section Resident 3

MHA 1983 Part 4
Section 3.p

Site License
section 8b
MHA 1983 Part 4
Section Resident 1

16. Fire Precautions

1. All park homes must be equipped with a fire extinguisher/ blanket which conforms to the requirements of the Fire Officer. The park home's chimney flue and cowl must be kept in good repair. Sparks or objectionable smoke should not be discharged.
2. It is recommended that a fire extinguisher of the dry powder type not less than 1kg capacity should be installed in each park home. Please note – other types of fire extinguisher can be dangerous in confined spaces.
3. Occupiers must not use the fire points provided for other than the emergency use intended.
4. On discovering a fire :-
 - (i) evacuate the home
 - (ii) raise the alarm by ringing the bell at one of the fire points located around the park
 - (iii) call the fire brigade (there is a public telephone in the tourist information office if required)
 - (iv) do not take risks
5. On hearing the fire alarm :-
 - (i) evacuate the home
 - (ii) make sure the fire brigade have been called
 - (iii) do not take risks
6. It is in the interest of all occupiers on this park to be familiar with the above routine and the method of operating the fire alarm.

MHA 1983 Part 4
Section 3.eSite License
section 15h

17. Miscellaneous

1. Disconnection & removal of Park Homes shall only be carried out by the Company at the park home owner's expense, giving at least 28 days' notice. The park home owner must leave the pitch clean and tidy and any bushes, trees and shrubs undamaged.
2. Guns, firearms or offensive weapons of any description must not be used on the park and must only be kept with a licence from the appropriate police authority and the written consent of the Park Management.
3. It is forbidden to interfere with or to disturb any flora or fauna on the park.

The Company reserves the right to add or amend these Park Rules if it considers it is for the betterment of the Park.

References

- Fareham Borough Council – Lease - 1995 to 2016
- Fareham Borough Council - Site License - Caravan Sites and Control of Development Act 1960, Sect.3
- Mobile Homes Act 1983
- Written Statement Under Mobile Homes Act 1983 (MHA 1983)

Declaration

Signed

Name

Date