

# Waverley Park Holiday Centre

## Park Rules for Mobile Home Owners

### Preface

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 home owners occupy their pitch in accordance with the Mobile Homes Act 1983, as amended.

In these Rules, all requests/approvals/consents shall be in writing and shall not be unreasonably withheld or delayed. "Occupier" refers to the owner of a Mobile Home and "Owner" refers to the owner of the Park.

None of these Rules is to have retrospective effect but they shall come into effect 21 days after the Deposit of these Rules with the Local Authority and Notification of Deposit is given to all homeowners.

1. Only Mobile Homes of proprietary manufacture which conform to the definitions contained in the Caravan Sites and Control of Development Act 1960, the Caravan Sites Act 1968 and the Mobile Home Act 1975 are accepted.
2. Mobile Homes including existing fences must be maintained in sound and clean condition. Decoration and external colour must be maintained in sound and clean condition. Wheels must not be removed nor the Mobile Home re-positioned without permission. No external alteration or addition to the Mobile Home or pitch is permitted without the prior approval of the Owner.
3. The occupier is responsible for the cleanliness of the pitch and Mobile Home. The area underneath the Home must be kept clear for safety and ventilation reasons.
4. Residents of Mobile Homes shall be persons over the age of 50 years. The Mobile Home may be used by the occupier and members of their permanent household and bona fide guests only (and in any event the occupation of such number as shall not exceed the specified number of berths).
5. Occupiers are responsible for ensuring that both the electrical and gas installations comply at all times with the requirements of the appropriate Authorities. It is recommended that all occupiers obtain an annual Gas Safe certificate.
6. The occupier must not permit waste water to be discharged onto the ground.
7. Refuse must be sorted into waste that can be recycled (clean paper, plastic, glass, cardboard and metals etc) and waste that cannot be recycled (the latter must be bagged and securely tied) as directed by the Isle of Wight Council/Island Waste Services and placed in the correct Park owned "wheelie" bins. Clean vegetable matter (ie no extraneous matter) suitable for composting may be placed on the Park compost heap. Domestic waste shall not be placed on the Park bonfire or surrounding area.
8. Musical instruments, record players, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30 pm and 8.00 am.
9. All vehicles must be driven carefully on the park not exceeding the speed limit of 5 m.p.h. Vehicles must be kept in authorised parking spaces or in the Park's car park with each Mobile

- Home being entitled to keep only one vehicle on the park unless additional provision is made within the confines of the Mobile Home pitch. Roads must not be obstructed. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence. Disused or unroadworthy vehicles or commercial vehicles must not be kept on site.
10. Delivery vehicles are limited to 7.5 tons maximum.
  11. Storage sheds, fuel bunkers or other structures (including the design, standard and size) must be approved by the owner. Structures within the 6 metre separation zone between neighbouring units shall be removed if so directed by the licensing authority.
  12. Private gardens must be kept neat and tidy. Trees and shrubs must not be of a size to overshadow, touch or overhang a neighbour's home or overhang any boundary.
  13. Washing lines shall be reasonably screened from public view.
  14. The occupier is responsible for the good conduct of any guests/visitors to their home.
  15. It is forbidden to carry or use any offensive weapon or other objects likely to give offence on the Park.
  16. Everyone residing on or using the Park shall comply with the regulations of the Site Licence, Water Authority or any other Statutory Authority.
  17. Only one pet is permitted. They must be kept under proper control and must not be allowed to despoil the Park. Dogs shall be kept on a lead within the confines of the Park's boundaries. No dog as defined by the Dangerous Dogs Act 1991 is permitted. Nothing in this Rule shall prevent the keeping of an assistance dog required to support a disability and Assistance Dog UK or any successor body has issued the occupier or member of their permanent household with an Identification Book or other appropriate evidence.
  18. Neither the park home, the pitch nor the Park may be used for any business purpose and the park home and pitch may not be used for the storage of stock, plant, machinery or equipment used or last used for any business purpose. You are at liberty to work from home by carrying out any office type of work 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 park.