

Park Rules for Dandy Dinmont Caravan Park

Preface

In these rules:

- "occupier" means anyone who occupies a park home 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" 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 25 March 2015;
- 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.

Condition of the Pitch

1. You must not remove the wheels from the mobile home.
2. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
3. You must not make any improvement to the pitch unless you have obtained our approval in writing (which will not be withheld or delayed unreasonably).
4. You must not have external fires, including incinerators.
5. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
6. You must not keep explosive substances on the park.
7. You must not plant trees and shrubs unless you have obtained our prior written permission (which will not be unreasonably withheld or delayed).
8. You must not cut down trees or shrubs without our prior written approval (which will not be unreasonably delayed or withheld).

Refuse

Document 3

9. You are responsible for the disposal of all household, recyclable and garden waste in wheelie bins or approved containers which you must not overfill.
10. You must not deposit any waste or rubbish other than in the wheelie bins/approved containers on any part of the park (including any individual pitch).

Vehicles

11. You must not park more than 2 vehicles on the park.
12. You must not park anywhere except in the permitted parking spaces.
13. You must not park in the visitor car park.
14. 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 law and is in a roadworthy condition.
15. Other than for delivering goods and 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.
16. The repair, maintenance, dismantling or restoring of vehicles on the park is not permitted.
17. You must drive all vehicles on the park carefully, observing the one way system and not exceeding the speed limit of 10 mph.
18. You must not park or allow parking of touring caravans and boats on your pitch.
19. You must ensure that only the road leading from Blackford to Scaleby is used to enter the park.

Pets

20. You must not keep any pet or animal at the park home or on the pitch.
21. 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.

Occupants

22. No person under the age of 16 years may reside in a park home.
23. You are responsible for ensuring your visitors comply with these park rules.
24. You must not play or use bikes, scooters or skateboards on the park.

Weapons

25. You must not use, display or store guns, firearms and offensive weapons (including crossbows) on the park.

Business Activities

26. 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.

Noise Nuisance

27. 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 10.00pm and 8.00am.

Fire Safety

28. You must not interfere with firefighting and other safety equipment except in case of an emergency.
29. Each occupier shall have and keep a dry powder type fire extinguisher with a capacity of not less than one kilogram. Other types of extinguisher can be dangerous in a confined space.
30. Each occupier shall adhere to, and comply with our Fire Risk Assessment in respect of the site as a whole, and also insofar as it may relate to, or affect any specific pitch.

Miscellaneous

31. You must not access any of the fields adjacent to the park.
32. You must not use the toilet and shower facilities provided for the touring area of the park unless either the toilet and shower facilities within your park home are not usable or such facilities use would support any disability you or your guests may have and you are able to provide appropriate evidence of such positions upon our reasonable request.