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Kent ME16 9ND  
Tel: 07971186411

Email: [sandiemjones0812@gmail.com](mailto:sandiemjones0812@gmail.com)

7/11/19

Dear Sir/ Madam,

Please find an updated copy of The Park Rules for Empress Riverside Park, at the above address.

There is little change from the rules that were logged with you several years ago. All rules have been agreed by the Chair of the Residents Association and circulated to all residents.

Please confirm receipt by stamping the duplicate copy and signing and returning to myself at the above address.

Many thanks,

Jason Stanton  
Park Proprietor

Dear Sir,  
Please find letter and enclosed park rules which I sent last year to be logged and asked for a stamped copy in return. I guess Covid has caused an issue. I look forward to hearing from you - Jason Stanton.



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## **PARK RULES FOR EMPRESS RIVERSIDE PARK**

### *Preface*

*In these rules:*

- *Occupier means anyone who occupies a park home, whether under an Agreement to which the Mobile Home Act applies or under a tenancy or any other agreement.*
- *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.*

### **Conditions of the pitch**

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
2. You must not erect fences or other means of enclosure unless they are up to 1 metre in height and no more, and no

more than 3 metres from your home and you have obtained approval (which will not be unreasonably withheld). You must position fences and other means of enclosure so as to comply with the park's site license conditions and fire safety requirements.

3. You must not have external fires, including incinerators. Barbeques are permitted.
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park.
6. No children as permanent residents on the park. Grandchildren may visit during a school holiday, for a short stay, for example for two weeks, Other necessary stays due to unforeseen circumstances should be pre-arranged with the owner of the park, in writing. No person under the age of 47 years may reside in a park home with the exception of the park owner, the park warden and their families who reside in their home.
7. The owners will except one month notice in writing if a resident desires to remove their home from the park.
8. Complaints of any kind must be made in writing and posted into the park office.

### **Storage**

9. You must not have more than one storage shed on the pitch. Where you source the shed yourself with design, standard and size of the shed must be approved by us in writing (approval will not be withheld unreasonably). You must position the shed so as to comply with the park's site license and fire safety requirements. The footprint of the shed shall not exceed 5ft by 5ft.
10. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 9.

11. You must ensure that any structure erected in the separation space between park homes is of non-combustible construction and positioned so as to comply with the park's site license conditions and fire safety requirements.

### **Refuse**

12. 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.
13. You must not deposit any waste or unroadworthy vehicles on any of the park (including any individual pitch).

### **Business activities**

14. 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 carry out any office work of any 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**

15. 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 11pm and 7 am.

### **Pets**

16. You must not keep any pets or animals except the following:
  - Not more than 1 medium size dog per home (other than any of the breeds subject to the Dangerous Dogs Act 1991). You must keep any dog under proper control and you must not permit it to frighten other users of the park.

You must keep any dog on a leash not exceeding 3m in length and must not allow it to despoil the park.

- Not more than 2 domestic cats. You must keep any cat under proper control and must not permit it to frighten other users of the park, or to despoil the park.

17. Nothing in rule 14 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.

### **Water**

18. Use of garden hoses and sprinklers must be kept in moderation, except in case of fire.
19. You must only use the fire point hoses in case of fire. *Since our fire risk assessment carried out in 2018 it has been agreed that fire point hoses/hydrants on the site can be used but at your own risk and in the event of fire you must call 999 and vacate your property as quickly as possible.*
20. You must protect all external water pipes from potential frost damage.

### **Electricity**

21. The daily availability charge as regulated by the electricity board will be charged for electricity units consumed, and charged at cost plus the amount as regulated by the electricity board. Meters will be read periodically and accounts sent out as soon as possible. Payment must be made within 14 days of the date of invoice. Failure to do so could result in a court summons through the County Court, to recover the amount involved. Should this be necessary and prove successful there would be the extra cost of the County Court proceedings which would be borne by you.

## **Vacant pitches**

22. You must not have access to vacant pitches and must not disturb building materials and plant.

## **Vehicles and parking**

23. You must drive all vehicles on the park carefully ( displaying permits at all times) and within the displayed speed limit.
24. You must not park more than 2 vehicles on the park.
25. No vehicles are allowed to be parked on the roads of the park.
26. Make sure all visitors park on the designated spaces.
27. You must only park on your pitch or a designated car park.
28. No motor homes or caravans are allowed to be parked on the park.
29. You must not park any size van or any other type of commercial vehicle on the park premises, unless it is on specific park business.
30. You must hold a current driving licence and be insured to move a vehicle on park premises. 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.
31. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
32. You must not carry out the following works or repairs on the park:
  - i. Major vehicle repairs involving dismantling of part(s) of the engine.
  - ii. Works which involve the removal of oil and other fuels.

## **Fire precautions**

33. You are recommended to have in your park home a fire extinguisher and fire blanket conforming to the relevant British Standard.
34. You must only use the fire point hoses in case of fire. *Since our fire risk assessment carried out in 2018 it has been agreed that fire point hoses/hydrants on the site can be used but at your own risk and in the event of fire you must call 999 and vacate your property as quickly as possible.*

## **Weapons**

35. You must not use guns, firearms and offensive weapons (including crossbows) on the park and you must only keep them if you hold an appropriate license.

## **External decoration**

36. Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or re-covered homeowners must use reasonable endeavours not to depart from the original exterior colour scheme. Only pastel colours are allowed.

These rules were submitted to Maidstone Council on 8 January 2015. They resemble the rules that most residents agreed at that time. They have now been re-typed as a true record the only major addition being the reference to the fire hoses/hydrants.

With reference to animals, requests in writing would be considered if for example an additional dog was wanted.

Regarding cats, the statement is taken from the professionals, re the rules, but the management recognize that cats cannot be supervised all the time and that they may venture onto others gardens and litter, but please be aware of this.

Jason Stanton  
Proprietor  
August 2019