

The Dome Village

Park rules – The Dome Village, Lower Road, Hockley, Essex

The following rules are 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. They have not been compiled to place unnecessary restrictions but rather to ensure that residents may live peacefully in unspoiled surroundings.

- 1) No external alteration or addition to the home or pitch is permitted without the prior written permission from the park owner to ensure compliance is met with legislation.
- 2) Private gardens must be kept neat and tidy and no fence or other means of enclosure shall be allowed without the prior written approval of the park owner in accordance with the site license and fire safety requirements.
- 3) Gardens must be kept neat and tidy. Trees to be kept to a maximum of eave height.
- 4) Bonfires (including incinerators) are not permitted.
- 5) No parking on grass verges is permitted.
- 6) On plot parking must be a hard standing of either concrete or block paving.
- 7) The space under the home is for ventilation and access only, not for storage.
- 8) Everyone using the park is required to comply with the regulations of the Site License, Water Company and any other statutory authority.
- 9) The occupier is responsible for the disposal of all household and garden waste in approved containers through the local authority service.
- 10) Matter likely to clog drains should be wrapped and put into the refuse container, as should used sanitary towels, disposable nappies, non-biodegradable wipes and cotton buds. These items should not be flushed down the toilets.
- 11) The resident is not permitted to sublet any part of the home or pitch.
- 12) You must not use the home pitch or park for any business purpose, storage of stock, plant, machinery, or equipment used for business purposes.
- 13) Cats and dogs, which are not in the Dangerous Dogs Act 1991, are permitted on the Park at a maximum of two animals per home.
- 14) Dogs must be confined to the occupiers pitch apart from exercise when at all times dogs must be kept on a lead.
- 15) Pets causing nuisance or deemed to be dangerous can be removed from the Park permanently upon the Park Owner giving seven days notice of this requirement.
- 16) All vehicles (maximum 2 per home) must be driven carefully on the Park.
- 17) Vehicles must be kept in the resident car park except where individual parking spaces have been provided on a pitch.
- 18) No vehicle shall be parked on a road except for temporary unloading/ delivery of goods or in an emergency.
- 19) Vehicles must be taxed and insured as required by Law and drivers must hold a current driving license and insurance to drive.
- 20) Disused vehicles must be removed from the Park and the Park Owner reserves the right to remove any vehicle which is apparently abandoned, without the consent of the owner thereof.
- 21) No uninsured person may drive a vehicle on the park.
- 22) The speed limit is 5mph
- 23) Motor homes and touring caravans are permitted for 24 hours only for loading/unloading.
- 24) No major works to vehicles are permitted involving dismantling or the removal of fluids.
- 25) All residents should have regard for the comfort of others regarding noise. No loud power tools or machinery to be used before 9am.
- 26) It is the responsibility of all residents to familiarise themselves with the fire fighting installations on the Park. No flammable substances are to be kept unless of a reasonable quantity for domestic use.
- 27) No sprinklers, except those used by the Park Owner may be used.
- 28) Hand held hose-pipes are permitted but only for use where a "gun" attachment is fitted and for a direct water supply and a meter.
- 29) Access is not permitted to vacant pitches and any building materials for the time being thereon or other plant must be left undisturbed.
- 30) Guns, firearms or offensive weapons of any description shall not be used on the Park and shall only be kept with a license from the Police Authority and the written consent of the Park Owner.
- 31) Residents are responsible for making these rules known to members of their permanent household and to visiting guests.
- 32) Structures must be made of a non-combustible material and require landlord consent to comply with the site licence and fire safety regulations.
- 33) This site has an 'over 50's' policy and all prospective tenants must be informed of this.