



KINGSDOWN MEADOW

SEVENOAKS, TN15 6XW

Park Rules

Kingsdown Meadow Residential Park

Romney Street, Knatts Valley, Sevenoaks, Kent, TN15 6XW

In these Rules: -

- a) "occupier" means anyone who occupies a park home, whether under an agreement to which the Mobile Homes Act 1983 applies or under a tenancy or any other agreement
- b) "you" and "your" refers to the homeowner or other occupier of a park home
- c) "we", "our" and "us" refers to the park owner
- d) "park" refers to Kingsdown Meadow Residential Park, Romney Street, Knatts Valley, Sevenoaks, Kent, TN15 6XW

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.

With one exception, the rules also apply to any occupiers of park homes who rent their home. The only rule which does not apply to occupiers who rent their home is rule 6 regarding the colour of the exterior of the home, as the occupier is renting their home would not be responsible for exterior maintenance.

None of these rules is to have retrospective effect. According:

- a) They are to apply only from the date on which they take effect, which is 1st June 2019 and;
- b) 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.

The Occupier(s)

- 1. No persons under the age of 45 years may reside in the Park Home.
- 2. Residents are not allowed to sub-let their park home

Condition of the Pitch and the Home

- 3. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
- 4. You must not erect fences or other means of enclosure (including hedges) on or around your pitch





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5. You must not make any alterations or additions to any part of the park, your pitch or the exterior of your home (including but not limited to the erection of greenhouses, sheds, garden frames, storage facilities, veranda's, raised patio's, decking, ramps, conservatory's, garages, carports or any other structure or building) unless such alterations/additions are permitted by these park rules and/or your written statement and you have obtained. The Park Owners prior approval in writing (which will not be unreasonably withheld or delayed) must be obtained for any such alterations or additions to your pitch. You must ensure that any such alterations comply with the park's site licence conditions and any applicable planning regime.
6. Homeowners must maintain the outside of their home and their pitch in a clean and tidy condition. Where the exterior is repainted or recovered homeowners must use reasonable endeavours not to depart from the original exterior colour-scheme.
7. You must not remove your home from the park unless in accordance with your written statement under the Mobile Homes Act 1983 (as amended). Upon removal you must leave the pitch in a clean and tidy condition including the removal of all rubbish. You must not cause any damage to any part of the pitch or the park in the process of removing your home.
8. You must not interfere with or connect into, or authorise anyone to interfere with or connect into, any utility supplies at the Park save in the case of emergency.
9. If you instruct an independent tradesperson to carry out work on your home or pitch, you must ensure that the tradesperson has the necessary qualifications and certificates for the work that he or she is doing, together with sufficient professional indemnity insurance.
10. With the exception of any trees within the boundary of your pitch that do not belong to us (such as trees planted by you or former residents within the boundary of your pitch), you must not plant, fell, lop, top, or prune any trees on the park without our prior approval in writing (which will not be unreasonably withheld or delayed). Please note that any trees within the boundary of your pitch that do not belong to us must be maintained by you pursuant to rule 6 and in accordance with the terms of the Written Statement.
11. You must not erect any pole, mast, wire, dish or communications receiving equipment on your home or on your pitch without our prior approval in writing (which will not be unreasonably withheld or delayed).





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12. Upon any sale of your home, you must not erect more than one for sale sign on your pitch and one poster to the inside window of your home advertising the sale.
13. You must not store bottled gas containers within your home.

Fire Precautions

14. You are recommended to have in your home a fire extinguisher and fire blanket conforming with the relevant British Standard. You are also recommended to have smoke and heat detectors installed that are properly maintained and regularly checked.
15. You must not have external fires on your pitch or any part of the park, including incinerators. For the avoidance of any doubt you are at liberty to have a barbecue on your pitch (either electrical or gas) subject to any such barbecue being positioned not less than 2 metres away from your home and any other combustible material. You must always take sensible fire precautions if you choose to have a barbecue.
16. You must not keep inflammable substances in your home or on your, except in quantities reasonable for domestic use which must be stored in an adequate and safe manner.
17. You must not keep explosive substances in your home, on your pitch or on any part of the park.

Storage

18. You must not have more than one storage shed on the pitch which must be of an apex roof design, a non-combustible material and located as far as is possible, at the rear of the pitch so as to conceal the same from view. Where you source the shed yourself the design, standard and size of the shed must be approved by us in writing prior to the stationing of the shed on the pitch (such approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed 4 ft x 6 ft.
19. You must ensure that any gas bottles on your pitch are stored within separate compartmentalised storage of a design, standard and size approved by us in writing prior to the construction of the same.
20. You must not have any storage receptacle on the pitch other than the shed mentioned and any receptacle for the storage of domestic waste pending collection by the local authority





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21. You must ensure that any shed or other 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 licence conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home.

Water

22. Where water is not separately metered at the home or not separately charged you must not use hoses, except as permitted by rule 24 or in case of fire.
23. You must not use hoses to wash your vehicle, but you are permitted to make reasonable use of hoses to water any grass, plants or foliage of any kind on your pitch and to maintain the outside of your home and pitch in a clean and tidy condition.
24. You must only use fire point hoses in case of fire.
25. You must protect all external water pipes from potential frost damage.
26. You must not permit waste water or effluents to be discharged onto your pitch or any part of the park.

Refuse

27. You are responsible for the disposal of all household, recyclable and garden waste in approved containers (which you must not overfill) and you must place them in the approved position for the local authority collections on collection days. When there is no collection day any refuse containers must be placed on your pitch out of public view.
28. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual pitch).
29. You must not introduce any foreign items into the drainage system including but not limited to cleaning cloths, babies' nappies, sanitary waste, cooking fat, engine oil, grease, cleaning wipes of any kind (i.e. face wipes/baby wipes etc.) or paint and you are responsible for the appropriate disposal of any such item.





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Vehicles and Parking

30. You must drive all vehicles on the park carefully and within the displayed speed limit of 5 mph.
31. You must not park more than 1 vehicle on the park, unless you have an extended driveway allocated to your pitch, in which you may park no more than 2 vehicles on the park, providing it is done in accordance with the conditions of the site licence.
32. You must not park on the roads or grass verges. For the avoidance of any doubt, this rule does not prevent those who suffer from a disability of the Equality Act 2010 temporarily utilising the park roads or grass verges for boarding/ alighting vehicles where necessary after which the vehicle must promptly vacate the park road or grass verge.
33. You must not park anywhere except in the permitted parking space(s) on your pitch allocated to your home.
34. 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

With the exception of commercial vehicles operated by us, the park warden, employees or contractors instructed by us, utility providers or Royal Mail.
35. 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.
36. You must not use the park, or encourage the park to be used, for the instruction of learner drivers.
37. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.





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38. You must not carry out the following works or repairs on the park:

- a) Major vehicle repairs involving dismantling of part(s) of the engine
- b) Works which involve the removal of oil or other fuels

A recognised breakdown service may attend the Park in the event of a breakdown.

39. You must not park or allow the parking of any motorhomes, touring caravans, trailers or any dwelling which has wheels of any sort on the park.

40. Visitors to the park must only park in any available allocated visitor parking spaces and must comply with any parking restrictions that are displayed on the park.

Pets

41. You must not keep any pets or animals except the following:

- a) Not more than one dog being no more than 30 kgs in weight, other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all. You must keep any dog under proper control, and you must not permit it to frighten other users of the park or to roam free on the park. You must always keep any dog on a leash not exceeding 1 metre in length when the dog is not inside your home and you must not allow it to despoil the park. Any fouling must be removed immediately and disposed of hygienically.
- b) Not more than one domestic cat. 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. Any fouling must be removed immediately and disposed of hygienically.
- c) Any pet or animal which is housed in a cage, aquarium or similar and remains at all times within your home.

42. You must not permit any pet to cause a danger or a nuisance to any other person whether by noise, behaviour or otherwise nor to cause any damage to any property on the park.

Note:

The express terms of the Written Statement contain an undertaking on the part of the homeowner not to allow anything which is or becomes a nuisance, inconvenience or disturbance to other occupiers at the park and this undertaking extends to the behaviour of pets and animals. A similar requirement not to cause a nuisance applies to tenants and again this includes the behaviour of pets and animals.





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43. You must not site or build a kennel for pets or animals anywhere on your pitch.
44. Nothing in rule 42 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.

Business Activities

45. You must not use your home, the pitch or the park (or any part of the park) for any business purpose, and you must not use your home or 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 your home or the park.

Noise Nuisance

46. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles, or other noise generating objects, so as to cause a nuisance to other occupiers, especially between the hours of 10.30 pm and 8.00 am.

Miscellaneous

47. You must not use or display guns, firearms and offensive weapons (including crossbows) on the park and you may only keep them on the pitch or in your home if you hold the appropriate licence and they are securely stored in accordance with that licence.
48. The use of skateboards is not permitted at the park. Visitors may only play ball games and other games within the confines of your pitch. For the avoidance of any doubt ball games or any other games are not permitted on the park roads.
49. You must not install oil fired burning equipment in your home.
50. You must not access vacant pitches on the park.
51. You must not disturb any building materials and/or plant that may be located on the park from time to time.
52. You must ensure that any visitors to your home comply with these rules.





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53. You must adhere to allocated paths and roadways on the park. You must not create, or authorise the creation of, any unauthorised paths, roadways or access/egress points at the park.
54. Rotary dryers are permitted on your pitch but must be kept away from public view.
55. You must not do or allow to be done anything which may:
- a) be or become a nuisance to or cause annoyance, inconvenience or disturbance to us or any other user of the Park;
 - b) cause any damage to property belonging to us or anyone else; or
 - c) be a criminal offence.

