

# THE RANCH RESIDENTIAL PARK RULES

## Condition of the Pitch

1. The occupier is responsible for maintaining their plot to ensure it remains tidy and any waste including garden waste must be disposed of in the correct manner.
2. Any new fences and any other means of enclosure are to be approved in writing (which will not be unreasonably withheld or delayed). You must position fences and any other means of enclosure so as to comply with the park's site licence conditions and fire safety requirements. **NO EXTRA GROUNDWORK, FENCING OR ALTERATIONS OUTSIDE SHOULD BE CARRIED OUT WITHOUT PRIOR AGREEMENT WITH MANAGEMENT.**

## Storage

3. You must not have more than one storage shed on the pitch, unless it already exists before making these rules. Where you source the shed yourself the design, standard and size of the shed must be approved by us in writing (approval will not be withheld or delayed unreasonably). The footprint of the shed shall not exceed a size as agreed with Park Owner which is appropriate with plot size. 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. There should be no storage of any flammable items etc under the home. This area is to left clear for access to mains services.

## Age of Occupants

4. No person under the age of 45 years may reside in a park home.

## Noise Nuisance

5. Noise must be kept to a minimum between the hours of 10.30pm and 8.00am.

## Pets

6. You may keep a dog(only one dog per home) (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all). This must remain at all times within your home unless on a leash or in an enclosed area of you plot.You must keep any dog under proper control and must not permit it to frighten other users of the park. You must keep any dog on a leash not exceeding 1m in length and must not allow it to despoil the park. You may keep fish in a garden pond or aquarium. No other pets are allowed

Nothing in rule 6 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.

7. No Hoses to be used. Water cans and buckets only.

## Vehicles and parking

8. You must drive all vehicles on the park carefully and within the displayed speed limit.You must not park more than one vehicle on the park and only in your designated parking, unless agreed with the Park Owner in writing.

9. No permanent storage or parking of motorhomes or touring caravans is allowed on The Ranch except for a reasonable period for loading and unloading but not greater than 24 hours. There is to be no parking of any light goods vehicles payload exceeding 640kg as described in the vehicle taxation legislation and vehicles intended for domestic use but derived from or adapted from such a commercial vehicle. No sign written vans allowed to park on The Ranch, other than delivering goods and services. With the exception of commercial vehicles operated by the Park Owners and their employees. Vehicles must be taxed and insured and in a road worthy condition as required by law on the park. Disused vehicles should not be kept on the park.

## External Decoration

10. Homeowners must maintain the outside of their park home 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, this includes all fences.

11. The planting of fast growing conifers or Leylandi is forbidden. All existing conifers must be confined to a height of 5 feet.

12. Payments due for ground fees and other charges must be paid within 7 days of becoming due and owing. If payment is not received in this period then interest will be charged at 4% over Barclays base rate.

**In these rules:**

“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

“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 are to have a retrospective effect.**

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