

Woodland and Birchwood Park Rules

Preface

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", "us" 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.

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 any occupiers who rent their home is rule 31 about the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

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 [date to be confirmed]; and
- 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.

These rules also apply (for so long as they live on the park) to the park owner and any employees, with the exception of the following rules 12 and 26.

Condition of the Pitch

1. For reasons of ventilation and fire safety you must keep the underneath of your park home clear and not use it as a storage space.
2. You must not erect fences or other means of enclosure without our prior written approval (which will not be unreasonably withheld or delayed). You must position fences or other means of enclosure so as to comply with the Park's site licence conditions and fire safety requirements.
3. You must not have external fires, including incinerators.
4. You must not keep inflammable substances on the Park except in reasonable quantities for domestic use.
5. You must not keep explosive substances on the Park.

Storage

6. You must not have more than one storage shed on the pitch. Where you source the ~~shed, the design, standard and size of the shed~~ must be approved by us in writing first (approval will not be withheld or delayed unreasonably). The footprint of the shed shall not exceed 6 square metres.

7. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 6.

8. You must ensure that any structures 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.

Refuse

9. 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.

10. 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).

Business Activities

11. 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.

Age of Occupants

12. No persons under the age of 50 years may reside in a park home with the exception of the park owner, their family, their employees and the park warden.

Noise Nuisance

13. 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 10.30pm and 8.00am.

Pets

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

- a. Not more than 1 dog (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all).
- b. Not more than 1 domestic cat.

- c. Not more than two budgerigars which you must keep within the park home.
15. 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 1m in length and must not allow it to despoil the park.
16. You must keep any cat under proper control.

Note

The express terms of a homeowner's agreement 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.

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. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.
19. You must only use fire point hoses in case of fire.
20. You must protect all external water pipes from potential frost damage.

Vacant Pitches

21. You must not have access to vacant pitches and must not disturb building material or plant.

Vehicles and parking

22. You must drive all vehicles on the park carefully and within the displayed speed limit.
23. You must not park more than 1 vehicle on the park.
24. You must not park anywhere except in the permitted parking spaces.
25. You must not park or allow a campervan, touring caravan or a trailer tent to be parked on the park for more than 2 days in any one week and not for more than a total of 4 days in any one month.
26. 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 the park owner, their family and any employee of the park owner.
27. You must hold a current driving licence and be insured to drive any vehicle on the Park.
28. You must ensure that any vehicle you drive on the park is taxed, has current MOT and in a roadworthy condition.
29. Disused or un-roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
30. You must not carry out the following works or repairs on the park:
- a. major vehicles repairs involving dismantling of part(s) of the engine; or
 - b. works which involve the removal of oil or other fuels.

External decoration

31. Homeowners must maintain the outside of the park home in a clean and tidy condition. Where the exterior is repainted or recovered you must use reasonable endeavours not to depart from the original exterior colour.

Weapons

32. You must not use guns, firearms and offensive weapons (including crossbows) on the Park and you must 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.