



## **BEECH PARK – PARK RULES**

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 other agreement.
- "you" and "your" refers to the home owner, 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 is to have retrospective effect. Accordingly:

- They are to apply only from the date on which they take effect, which is 27 March 2015 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 apply (for as long as they live on the park) to the park owner and any employees, with the exception of the following rules – Rules 4, 31, 35 & 36

### **The Park**

1. Hedges or fences which form the boundary of the park are the property of the park owner and must not be interfered with. Trees situated on park land are the subject of a Tree Preservation Order and cannot be disturbed in any way without the consent of the local authority.

2. Occupiers must not interfere with any electrical or water installations on the park. Faults must be notified to the owner.

3. Occupiers must not use the fire points provided on the park other than for the emergency use intended.

4. Access is not permitted to vacant plots. Building materials, plant or machinery on vacant plots must be left undisturbed.

5. You must not do or allow to be done, anything which may:

- be or become a nuisance to or cause annoyance, inconvenience or disturbance to, the site owner or anyone else who lives on or uses the site.
- cause damage to any property belonging to the site owner or anyone else,
- or;
- commit a criminal offence on the park.

6. You must not do, or allow to be done, anything which might breach any of the conditions of the site owner's licence. A copy of the site licence is on display in the park's notice board.

7. If you or anyone acting for you, receives a notice from any local authority or statutory body which is likely to affect the site owner or the site or any resident of the site, you must send the site owner a copy of the notice as soon as possible. You must also take reasonable steps to comply with the requirements insofar as they are applicable to you.

### **Home & the Pitch**

8. The park home must only be used by the occupier and members of his or her permanent household and occasional guests. Subletting is not permitted. Parting with possession or sharing the whole or any part of the mobile home is not permitted otherwise than by assignment of the whole in accordance with the terms of the Mobile Homes Act Agreement. The occupier should not accommodate in the home a greater number of persons than the home is intended to accommodate, apart from casual visitors.

9. You must not erect fences or other means of enclosure unless they are constructed of natural hedging or of a wrought iron railing type, chain link fencing, or plastic post and rail fencing no more than 1 metre in height and you have obtained our permission in writing (which will not be unreasonably withheld or delayed). You may however replace any existing forms of enclosure on a like for like basis.

10. You must not plant any large trees or large shrubs on your pitch without first seeking our consent as to size and position (our consent will not be unreasonably withheld or delayed).

11. You must not, without our prior written consent as to design, position and materials used, erect on your pitch, a garage or other permanent structure (not attached to the home). Our consent will not be unreasonably withheld or delayed.

12. You must not have more than two storage sheds on the pitch, including any existing shed. The design, standard, position and size of any shed must be approved by us in writing (approval will not be withheld or delayed unreasonably). Sheds must be positioned so as to comply with the park's site licence and fire safety requirements.

13. If you wish to reposition the shed on the pitch approval must be obtained from the site owner in writing (approval will not be withheld or delayed unreasonably).

14. You must ensure that any shed or other structure erected in the separation space between park homes is of a 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.

15. Each pitch is allocated a number which must be displayed so as to be clearly visible from the roadway or pathway. The number of each pitch must not be altered.

### **Condition of the Pitch**

16. The underneath of each home is to be kept clear and not used as a storage space.
17. No explosive substances may be kept on the pitch. Inflammable substances may be kept in quantities reasonable for domestic use.
18. External fires or Incinerators are not allowed. Barbecues may be used providing due consideration is given to your neighbour.
19. Your chimney flue and cowl should be kept in good repair. Objectionable smoke should not be discharged. It is dangerous to use fuel other than that recommended for domestic heating use.
20. Occupiers are responsible for ensuring that electrical, solid fuel, oil and gas installations are properly maintained and comply at all times with the requirements of the relevant legislation.

### **Refuse**

21. You must not deposit any waste or rubbish other than in the local authority approved containers on any part of the park (including any individual pitch). Such containers shall be positioned so as to enable collection through the local authority service.

### **Water**

22. You must protect all external water pipes from potential frost damage.
23. You must not permit to pass into water closets, gullies or drains, any matter which is likely to cause blockage or damage.
24. Motor oils, fuels or hazardous liquids must not be discharged into the drains or onto the ground but should be put into a suitable container and disposed of in places provided by the local authority.
25. Water leaks must be reported to the park manager straight away.

### **Vehicles and Parking**

26. Vehicles must be driven carefully and must not exceed the displayed speed limit. Occupiers and visitors must have regard to any one-way system in place on the park.
27. Parking is not permitted on roads or grass verges. Roads should be kept clear for access by emergency vehicles.
28. If you drive any vehicle on the park, you must hold a current driving licence and be insured to drive such vehicle on the park. You must also ensure that any vehicle you drive on the park is taxed in accordance with the requirements of the law and is in a roadworthy condition.

29. Occupiers must park their vehicles on their pitch or in their authorised parking space. Vehicles must be parked within the confines of the occupier's pitch in designated positions. Additional vehicles which cannot be accommodated on the pitch may be parked in the car park with the prior permission of the park owner. In such a case a charge will be made for the additional parking space. Charging does not apply to the first car owned by occupiers who do not have parking on their pitch.

30. You must ensure that your visitors do not park their vehicles on the park for any reason other than for the purposes of visiting.

31. Other than for delivering goods and services, you must not park or allow to be parked lorries or large commercial vehicles, i.e., vehicles which exceed the size of the parking spaces.

32. You must not park touring caravans on your pitch or on the park.

33. No major vehicle repairs are to be undertaken on the park including:

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

34. Disused or un-roadworthy vehicles must not be kept on the park. We reserve the right to remove any vehicle which is apparently abandoned.

### **Business Activities**

35. 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. You may however store tools of your trade so long as they are kept in your shed, storage receptacle or in your park home. You are also at liberty to work individually from home by carrying out any craft (involving the production of items sold off the park) or 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**

36. No person aged under 50 may reside in a home with the exception of:

- (a) One person aged over 30 who is your partner or companion; and/or
- (b) Any family member, who may reside with you on a temporary basis for a single period not exceeding six months, provided they do not then return to reside in your home within two years of leaving.

For the avoidance of doubt this means that all homeowners must be aged 50 or over and no children may reside in a home other than on a temporary basis under sub-clause (b).

However, your right to have visitors is not affected by this rule.

Additionally, if you die nothing in this rule shall prevent from inheriting the home and continuing to live in it any spouse or family member (as defined by the Mobile Homes Act 1983) who resides with you on your death, other than on a temporary basis under sub-clause (b)."

### **Noise Nuisance**

37. Occupiers shall at all times conduct themselves with due consideration for their neighbours. 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 11 pm and 8.00 am. Occupiers are responsible for the actions of their visitors and any children in their care.

### **Pets**

38. You must not keep a dog in the park home or on the park. Nothing in this rule prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dog UK or any successor body has issued you with an Identification Book or other appropriate evidence.

39. You may not have more than two domestic cats at any one time in the park home or on the park.

40. You must keep any dog (including visiting dogs) under proper control and not allow it to frighten other users of the park or despoil the park. Those pets which are housed in a cage, aquarium or similar must remain at all times within your home.

### **Weapons**

41. 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.