

# **Park Rules for Bilton Park**

## **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” 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 occupiers who rent their home, is rule 4 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 are to have retrospective effect. Accordingly:

- They are to apply only from the date on which they take effect, which is planned to be January 9<sup>th</sup> 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 also apply (for so long as they live on the park) to the park owner, their family and any employees, with the exception of the following rules Numbers 14, 15, 17 and 23

## **Rules and Regulations**

1. You must not breach the terms of the site license or any planning permissions for the park nor any other laws or regulations.

### **Condition of the Pitch**

2. The occupier is responsible for the cleanliness of the pitch.
3. The occupier must maintain the exterior of their park home and pitch in a clean and tidy condition.
4. Where the exterior is repainted or recovered homeowners must use reasonable endeavor not to depart from the original exterior colour-scheme.
5. For reasons of ventilation and safety, the underneath of each home is to be kept clear and not used as storage space.

6. Only wooden fences are to be used for means of enclosure and must not be higher than 1.22m so as to provide privacy but minimize the risk of a fire spreading. Where you source this yourself the design, size and standard of the fence must be approved by the park owner, in writing [approval will not be withheld unreasonably]. The reason for this is to maintain a standard and consistency that befits the park.
7. You are not permitted to light any external fires, on your pitch or on any part of the park, to include incinerators and chiminea. Barbeques are permitted but must be used in accordance with the manufactures instructions and fire safety regulations.
8. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
9. You must not keep explosive substances on the park.

### **Storage**

10. You must not have more than two storage sheds on the pitch. Where you source the shed yourself the design, size and standard of the shed must be approved by the park owner, in writing [approval will not be withheld unreasonably], and so positioned as to comply with the park's site license and fire safety requirements. The footprint of one shed shall not exceed 4.5 metres squared. With an additional shed the second shed shall not exceed 3.4 metres squared.

### **Refuse**

11. Occupiers are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Containers must not be over-filled and must be placed in the approved position for the local authority's regular collections.
12. All waste containers are to be stored within your pitch.
13. The deposit of any refuse or unroadworthy vehicles on any part of the park is strictly prohibited.

### **Business Activities**

14. 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.

### **Occupiers**

15. No person under the age of fifty years may reside in a park home.

## **Nuisance**

16. Musical instruments, all forms of recorded music players, radios, other similar appliances and motor vehicles must not be used so as to cause nuisance to others, especially between the hours of 10:30pm and 8:00am.

## **Pets**

17. You must not keep any pets or animals at the park home or on the pitch except the following.
- a. Not more than one domestic cat.
    - i. Your cat must be kept under proper control and must not be permitted to frighten other users of the park.
    - ii. Your cat does not foul on the park.
    - iii. Your cat must wear a collar with a functioning bell or other suitable device, so that wildlife are alerted to the cats presence at all times.
  - b. Except pets which are housed in a cage, aquarium or similar
    - i. These must remain at all times within your home.
  - c. You are not permitted to keep a dog on the park. Save that nothing in 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.

## **Vacant Pitches**

18. Access is not permitted to vacant pitches. Building materials, equipment and/or plant must be left undisturbed.

## **Vehicles**

19. You must drive carefully on the park and not exceed the displayed speed limit 10 mph.
20. You must not park on roads or grass verges.
21. You must not park anywhere except in the permitted parking spaces.
22. You must not park more than two vehicles on the park.
23. 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
24. As required by law (Road Traffic Acts and any replacement legislation):
- a. all vehicles used on roads on the park must be taxed and insured and be in roadworthy condition;
  - b. all drivers on the park must hold a current driving licence for the category of vehicle driven on the park.
25. Disused/unroadworthy vehicles must be removed from the park and the park owner reserves the right to remove any vehicle, which is apparently abandoned.

26. The following works and repairs are not permitted on the park:
- a. Works that involve discharging motor oils and other fuels of that nature into the drains or onto the roads or car park;
  - b. Major vehicle repairs that involve dismantling parts of the engine
27. Other than for loading or unloading, you must not park or allow parking of motorhomes, touring caravans, caravanettes, or other similar vehicles and must comply with the above rules on parking as well as the site license.

### **Fire Precautions**

28. All park homes must be equipped with a fire extinguisher/blanket which conforms to the relevant British standard.

### **Miscellaneous**

29. Guns, firearms or offensive weapons of any description must not be carried or used on the park and must only be kept with a license from the appropriate police authority.
30. You must not plant Leylandii or any tall, fast growing shrubs or trees that exceed 3.5m in height on or around your pitch without prior permission of the park owner, [such permission will not to be unreasonably withheld]
31. Other than within your pitch Flora or Fauna must not be disturbed in or around the Park.
32. Residents are responsible for the conduct of children in their custody and of visitors. For safety we request that children do not play, ride their bikes/scooters/roller blades or other similar items in the area around the entrance to the Park except for legitimate exit and entry onto the park.