

PARK RULES FOR LOW BRIDGE PARK RESIDENTIAL

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 30 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 14 January 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 and any employees, with the exception of the following rules: 14, 16 and 25

Condition of the Pitch

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
2. You must not erect fences or other means of enclosure, to comply with the park's site licence conditions and fire safety requirements.
3. You must not have external fires, including incinerators. Barbecues are permitted.

4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use. Anything stored in the separation space must be of non-combustible material. The separation space is the space between your park home and any neighbouring home or other caravan.
5. You must not keep explosive substances on the park, including fireworks.

Storage

6. You must not have more than two storage sheds on the pitch. Where you source the shed(s) yourself the design, standard and size of each shed must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the sheds so as to comply with the park's site licence and fire safety requirements. The footprint of each shed shall not exceed 6ft x 8ft.
7. You must not have any storage receptacle on the pitch other than the sheds mentioned in rule 6.
8. 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.

Washing

9. Washing lines are not permitted between Park Homes. A drying area is available adjacent to the Park laundry.

Gas

10. All park homes must have an annual gas safety check carried out by a suitably qualified professional, for example a 'GAS SAFE' engineer.

Refuse

Waste is collected by the local authority, from communal refuse area.

11. You are responsible for the disposal of all household, recyclable and garden waste. You must deposit household waste in the approved position for the local authority collections. The local Authority will only take garden waste in their specially purchased green sacks.
12. You must not deposit any waste or rubbish containers on any part of the park (including any individual pitch).

Business Activities

13. 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

14. No person under the age of fifty-five years may reside in a park home, with the exception of the park owner, the park warden and their families who reside on the park.

Noise Nuisance

15. 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

16. You must not keep any pets or animals except the following:
 - Not more than one dog (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. You must keep any dog on a leash not exceeding 2m in length and must not allow it to despoil the park.
 - 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.

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.

Note

These rules do not have retrospective effect. If the keeping of the pet complied with the previous rules, an occupier will not be treated as being in breach when these

rules take effect. However, when the pet dies or leaves it can only be replaced if this would comply with these rules.

Rule 16 does not apply to the park owner, the park warden and their families who reside on the park.

17. Nothing in rule 16 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. You must only use fire point hoses in case of fire.
19. You must protect all external water pipes from potential frost damage.

Vehicles and parking

20. You must drive all vehicles on the park carefully and within the displayed speed limit.
21. You must not park more than one vehicle on the park. Second vehicles and visitors vehicles must park in the driveway car park, with a parking permit on the dash board of the vehicle.
22. You must not park on the roads or grass verges.
23. You must not park anywhere except in the permitted parking spaces. There are no allocated spaces. We strongly suggest you do not drive around the Park between midnight and 7am, but instead park in the driveway parking spaces.
24. You must park in the driveway car park when you go on holiday.
25. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
 - light commercial or light goods vehicles as described in the vehicle taxation legislation; and
 - vehicles intended for domestic use but derived from or adapted from such a commercial vehicle; and
 - Motor homes and touring caravans, although loading and unloading is permitted for short periods before and after holidays.

Rule 25 does not apply to commercial vehicles operated by the park owner the park warden and their families who reside in the park home.

26. 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.

27. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

28. 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

(b) Works which involve the removal of oil or other fuels.

Weapons

29. 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.

External Decoration

30. 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.