

Springmoor Lodge

Residential park rules

Springmoor Lodge aims to provide a peaceful environment for people who have no family responsibilities or whose family responsibilities are a thing of the past.

In these rules:

"Occupier" means anyone who occupies a park home, whether under an agreement to which the Mobile Homes Act 1983 (as amended) applies or under a tenancy or any other agreement

"You" and "your" refers to the home owner or other occupier of the 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 Occupiers occupy the pitch in accordance with the Mobile Homes Act 1983, as amended. These rules do not have retrospective effect.

Condition of pitch

1. Occupiers are reminded that the terms implied into your Agreement with us by the Mobile Home Act 1983 require gardens to be kept in a neat and tidy condition.
2. You may use the underneath of your home for storage provided that the items stored do not impair ventilation and are of non-combustible material.
3. You must not erect fences or other means of enclosure unless they are replacing aged or damaged panels, and you have obtained our approval (which will not unreasonably be withheld). You must position fences and any other means of closure so as to comply with the parks site licence conditions and fire safety requirements.
4. Brick built walls are not allowed.
5. You must not have external fires, including incinerators. Barbecues are permitted.
6. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.

7. You must not keep explosive substances on the park.
8. A discreetly located rotary line is allowed, no unsightly washing lines.
9. The planting of trees and shrubs must be approved by us in writing (approval will not be unreasonably withheld).
10. Trees and shrubs must not be cut down without our written permission (approval will not be unreasonably withheld).
11. Any external lights to be fitted with a low-light emitting bulb to comply with local lighting restrictions.

Storage

12. You may have no more than two structures on your pitch. Structures that are permitted on the pitch are storage sheds or greenhouses, provided the following conditions are met:
 - (a) where you source the structure yourself the design standard and size of the structure must be approved by us in writing (approval will not be unreasonably withheld).
 - (b) You must position the structure as to comply with the site licence and fire safety requirements. The foot print of the structure must not exceed 4.4 m² (8x6 ft.).

Note

If a shed or greenhouse complied with the previous rules, an occupier will not be treated as being in breach when these rules take effect. However, when the sheds or greenhouses are replaced it may only be replaced if it complies with these rules.

13. You must not have any storage receptacle on the pitch other than any sheds or greenhouses mentioned in rule 12.
14. You must ensure that any structure erected in the separation space between the park homes is of non-combustible construction and positioned as to comply with the parks site license conditions and fire safety requirements.

Refuse

15. You are responsible for the disposal of all house hold 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 to collect.

16. You must not deposit any waste or unroadworthy vehicles on any part of the park (including any individual pitch).

Business activities

17. 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 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.
18. Occupiers are reminded that the express terms of their agreement prohibit any subletting or taking payment from guests.

Age of occupants

19. No children are allowed as permanent resident.
20. No person under the age of 45 years may reside in a park home with the exception of the park owner, staff and their family members.

Noise nuisance

21. The use of generators is not allowed.
22. You must not use musical instruments, any 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.
23. No ball games.
24. Visitors are the responsibility of the park home owner and should not cause a nuisance to other residents.

Pets

You must not keep any pets or animals except the following

25. Not more than 2 dogs (other than any of the breeds subject to the Dangerous Dogs Act 1991). You must keep any dog under proper control and you must not permit it to frighten other users off the park. You must keep any dog on a leash not exceeding 1m in length and must not allow it to despoil the park.
26. Not more than 1 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.

27. Not more than 2 budgerigars which you must keep within the park home.

28. Not more than 3 pets in total per home.

Note

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.

The express term of a home owners agreement contain an undertaking on the part of the home owner 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 pet and animals

Water

29. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.

30. You must only use fire point hoses in case of fire.

31. You must protect all external water pipes from potential frost damage.

Vacant pitches

32. You must not have access to vacant pitches and must not disturb building materials and plant.

Vehicles & Parking

33. You must drive all vehicles on the park carefully and within the displayed speed limit. (5mph)

34. You must not park more than 2 vehicles on the park.

35. You must not park on the road or grass verges.

36. You must not park anywhere except in the parking spaces allocated to your home.

37. You must not park commercial vehicles of any sort, including light commercial or light goods vehicles as described in the vehicle taxation legislation on the park. However commercial vehicles are allowed to make a delivery to your home. Additionally any contractor you instruct to carry out maintenance or improvements to your home or pitch may park on the park whilst carrying out that work, provided they do so without causing an obstruction. Nothing in this rule applies to commercial vehicles operated by the park owner, their family and staff.

38. No touring caravans, motor homes or tents to be parked or sited on the park.
39. You must hold a current driving licence and be insured if you are to drive any vehicle on the park. You must also ensure any vehicle you drive on the park is taxed in accordance with the requirements of law and is in a roadworthy condition.
40. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
41. You must not carry out the following works or repairs on the park:
- (a) Major vehicle repairs involving dismantling or part(s) of the engine.
 - (b) Works which involve the removal of oil or other fuels.

Fire precautions

42. You are recommended to have in your park home a fire extinguisher and fire blanket conforming to the relevant British standard.

Weapons

43. You must not use guns fire arms and offensive weapons (including crossbows) on the park and you must only keep them if you hold an appropriate licence

External decoration

44. Occupiers must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered, Occupiers must use reasonable endeavours not to depart from the original exterior colour scheme.