PARK RULES FOR BRICKHILL 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 28 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 1st January 2015
- 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.

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 unless they are 3 feet high *(0.91m)* or less and you have obtained our approval in writing (which will not be unreasonably withheld or delayed). You must position fences and any other means of enclosure so as to comply with the park's site licence conditions and fire safety requirements. Fences may not be erected in front of homes and must not come past the front corner of the home. *Hedge height to be restricted to no more than 1.8 meters high and kept neat and tidy and maintained on an annual basis as a minimum.*

3. You must not have external fires, including incinerators.

4. You must not keep inflammable substances on the park except in quantities reasonable 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 yourself the design, standard and size of the shed must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed 8 feet by 6 feet *(2.43m x 1.83m)*. *One greenhouse is allowed in addition to a shed but must not be placed in the separation zone between units due to safety concerns about glass shattering should a fire break out.*

7. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 6 and one non-combustable storage box not exceeding 4 feet high by 4 feet wide by 2 feet deep *(1.2m x 1.2m x 0.6m)*, and any receptacle for the storage of domestic waste pending collection by the local authority.

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. The separation space is the space between your park home and any neighbouring home.

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 person under the age of 50 years may reside in a park home, with the exception of the park owner and their family and / or any park warden etc. *No visitor under the age of 50 to be allowed to stay in the home for more than 30 days in any 90 day period.*

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 cats, dogs, pets or animals except the following:

- One small dog, measuring no more than 35cms at the withers (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all) or one cat. You must keep any dog under proper control and on a leash (not exceeding 1m in length) and not permit it to frighten other users of the park. Any dog or cat must not be allowed to despoil the park.

- A new homeowner may come on to the park with not more than one dog (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all) or one cat which they already own. They may keep this dog or cat for as long as they wish but may only replace said animal according to the rules above. They must keep any dog under proper control and on a leash (not exceeding 1m in length) and not permit it to frighten other users of the park. Any dog or cat must not be allowed to despoil the park.

- Animals housed in a cage, aquarium or similar situated within your home and which remain at all times within your home.

Notes

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.

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.

15. 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

16. Where water is not separately metered at the park home or not separately charged, you must not use hoses except in case of fire. *Hose pipes may be used at a surcharge of £50, currently; this charge is reviewed annually in line with water charges. This rule only applies for those whose pitch fees include water charges; residents that pay for their water in addition to the pitch fee may continue to use a hose if they wish without incurring any surcharges.*

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

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

Vehicles and Parking

19. You must drive all vehicles on the park carefully and within the displayed speed limit.

20. You must not park more than two vehicles on the park. *Visitor parking bays will be designated on each park. One parking space will be provided to each home and, if space allows, you may park one further vehicle on the park.*

21. You must not park on the roads or grass verges.

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

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:

- 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
- touring caravans, camper vans and trailers may not be parked on the park

24. 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.

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

26. You must not carry out the following works or repairs on the park:
    (a) major vehicle repairs involving dismantling of part(s) of the engine
    (b) works which involve the removal of oil or other fuels

Weapons

27. 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

28. Homeowners must maintain the outside of their park home in a clean and tidy condition. *Where the exterior of a home is repainted or re-clad, all reasonable endeavours should be taken to keep to the original colour scheme.*

External Fittings

29. Satellite dishes and television aerials must be placed at the back of the home and should be screened from public view as much as possible.

30. Washing lines must be of a rotary type and reasonably screened from public view. When not in use, washing lines must be collapsed or folded down and covered.