

Brookside Park Homes Rules

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 2 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 22 November 2014; 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.

The Park Home

1. Only park homes which comply with the statutory definition of caravan contained in the relevant legislation are permitted on the park.
2. 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.
3. Wheels must not be removed nor the park home repositioned.
4. You must not make any extensions or alterations to the pitch nor erect any porches or other structures on the pitch without the prior written consent of the Park owner and where permitted must be of a design, size, and standard approved by the Park owner.
5. The park home may only be used by the occupier and members of his/her household and bona fide guests and in any event, the number of occupants must not exceed the specified number of berths.

Condition of the Pitch

6. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
7. Private gardens must be kept neat and tidy. You must not plant trees without the prior written permission of the park owner (which will not be withheld unreasonably). Trees must not be cut down, removed or damaged.

8. You must not allow hedges to exceed the height of 1.5 metres.
9. You must not erect fences or other means of enclosure unless you have obtained our prior written approval (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.
10. Within 28 days of the agreement coming to an end you must ensure you leave the pitch in a clean and tidy condition and any bushes, trees and shrubs undamaged.
11. Access is not permitted to vacant pitches and building materials and/or plant may not be disturbed.
12. Washing lines are to be reasonably screened from public view.

Storage

13. You must not have more than one metal 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 unreasonably).
14. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 13 and any receptacles for the storage of domestic waste pending collection by the local authority.
15. You must ensure that any structure erected in the separation space between park homes is of non-combustible construction and positioned so as to comply with the requirement of the site licence and fire safety requirements. The separation space is the space between your park home and any neighbouring park home.

Refuse

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

Business Activities

18. 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.

Occupants

19. No person under the age of 50 years may reside in a park home.
20. The occupier is responsible for the conduct of children in his/her custody and of visitors.

Noise Nuisance

21. You must not use musical instruments, recorded music players, radios, TVs or other appliances and motor vehicles so as to cause a nuisance to other occupiers, especially between the hours of 10.30pm and 8.00am.

Pets

22. You must not keep any pets or animals except the following:
 - 22.1. Not more than 1 domestic cat.
23. A new homeowner may come onto the park with not more than one dog (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991) which they already own and may keep for as long as they wish but they shall not be permitted to replace the dog.
24. You must keep any dog or cat under proper control and you must not permit it to frighten other users of the park.
25. You must keep any dog on a leash not exceeding 1m in length and must not allow it to despoil the park.
26. Nothing in these Park Rules prevents you from keeping an assistance dog if this is required to support disability and Assistance Dogs UK or any successor body has issued you with an Identification Book or other appropriate evidence.

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.

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.

Water

27. The occupier must not permit waste water to be discharged onto the ground.

Vehicles and parking

28. You must drive all vehicles on the park carefully and not exceeding the speed limit of 5 miles per hour.
29. You must not park more than one vehicle on the park. Where space is available, you may park one additional vehicle on the park at a charge.
30. You must not park anywhere except in the permitted parking spaces or on the roads. When parking on the roads you must not cause an obstruction.
31. Other than for the delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park including:
 - 31.1. Light commercial or light goods vehicles as described in the vehicle taxation legislation and

- 31.2. Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.
32. Other than for the purposes of loading and unloading, you must not park or allow parking of boats, motorbikes, touring caravans or motorhomes on the Park.
33. 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.
34. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
35. You must not carry out the following works or repairs on the park:
 - 35.1. major vehicles repairs involving dismantling of part(s) of the engine
 - 35.2. works which involve the removal of oil or other fuels.

Weapons

36. 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 the home if you hold the appropriate licence and they are securely stored in accordance with that licence.

Miscellaneous

37. The occupier is responsible for ensuring that all electrical and gas installations and appliances comply at all times with the requirements of the Institute of Electrical Engineers and/or other appropriate authorities.
38. You must comply with the regulations of the site licence, the water authority and any other statutory authority.
39. You must not carry out any deep digging on the park without the prior written permission of the park owner, as this may damage and/or interfere with underground pipes and cables carrying water, electricity and gas.
40. The occupier is permitted to have one television aerial and one standard satellite dish which must be fixed to the park home.
41. You must not install any electrical appliance exceeding a single fixed load of 3 kilowatts.