

PARK RULES FOR LADY BAILEY RESIDENTIAL PARK

Preface

In these rules:

- "occupier" means anyone who occupies a park home under an Agreement to which the Mobile Homes Act 1983 applies.
- "you" and "your" refers to the homeowner or other occupier of the park home.
- "we" and "our" refers to the park owner.

These rules are in place to ensure acceptable standards and are maintained on the park, which will be of general benefit to the 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.

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 31 October 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 do not apply to the park owner, his family, his employees and their families.

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 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.
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 used.
5. You must not keep explosive substances on the park.
6. You must not make any improvements to the pitch unless you have obtained our prior written approval (which will not be withheld or delayed unreasonably).

Storage

7. You must not have more than two storage sheds on the pitch which must be constructed from non-combustible material. Where you source the shed yourself the design, size and standard of the shed must be approved by the park owner via written permission (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.

8. You must not have any storage receptacle on the pitch other than the sheds mentioned in rule 6 and any receptacle for the storage of domestic waste pending collection by the local authority.
9. 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 the park home and any neighbouring home.

Refuse

10. 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.
11. 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

12. 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.
13. You are not permitted to use the park address as a business address.

Occupants

14. No person under the age of 55 years may reside in a park home.
15. You are responsible for ensuring that any visitors, including children, comply with these park rules.

Noise Nuisance

16. 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 10.00pm and 8.00am.

Pets

17. You must not keep any pet or animal except the combination of either:
 - a) Not more than 2 dogs (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all);

OR

b) Not more than 2 domestic cats;

OR

c) Not more than 1 dog (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are permitted at all) and 1 domestic cat;

AND

d) Any other animal or pet which can be housed in a cage, aquarium or similar and remain at all times within your home.

18. You must keep any dog or cat under proper control and must not permit it to frighten other users of the park, or to despoil the park.

19. You must keep any dog on a leash and ensure it does not enter any other homeowners' pitch.

Note

The express terms of a homeowners' agreement contain an undertaking on the park 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.

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.

20. 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.

Water

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

Vehicles and parking

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

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

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

25. You must not park anywhere except in the permitted parking spaces within your pitch. The use of visitor parking spaces by occupiers is not permitted.

26. Other than for loading and unloading, you must not park or allow the parking of touring caravans or motorhomes anywhere on the park (including any individual pitch).
27. 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.
28. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
29. 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

30. 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

31. Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or re-covered homeowners must use reasonable endeavours not to depart from the original exterior colour scheme.