

SILENT WOMAN PARKS DEVON & DORSET PARK RULES Wareham.



NOVEMBER 2014

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.

The term "Occupant(s)" refers to any one occupying a park home, whether under an Agreement to which the Mobile Homes Act 1983 applies or under a tenancy or any other agreement.

1. BUSINESS ACTIVITIES.

No business trade or profession may be exercised or carried on within the Park with the exception of work of an administrative nature providing that it does not cause a nuisance to other occupiers and does not involve other staff. The overhaul and repair of vehicles for resale is regarded as a business.

2. CARS and PARKING.

All vehicles must be parked within the permitted parking spaces on the park. Those pitches that include an appropriate space for the parking of a car must be properly prepared with a suitable hard standing. Only one car can be parked on a pitch at any one time. Parking on roadways is not permitted except where deliveries are being carried out and the driver is in attendance or when a brief visit is being made to a homeowner and the visitor/driver is in attendance so that they can move the car when necessary. All cars/vehicles must be roadworthy with the relevant road license and insurance. Small Motor Homes including campervans (with the same footprint as a medium sized car and no higher than 6 ft 6 ins) can be parked on the pitch where it is the occupants only vehicle. In all other cases, Motors Homes and Touring caravans cannot be parked or allowed to be parked on the Park either on individual pitches or in the common parking areas. Touring Caravans and Motor Homes will not be permitted to park on the park but may be stored by arrangement with the Park Owners as a separate facility.

3 CLEANLINESS.

The Occupant is responsible for the cleanliness and general tidiness of the pitch and its immediate surroundings and is expected to keep the home in good order. Particular attention must be paid to the area underneath the Home, which must be kept clear and not used as storage space for reasons of ventilation, safety and compliance with the site licence conditions. When carrying out garden work on their pitch residents must ensure that any cuttings that fall onto the road or common pathways are removed..

4 FIRES

Occupants must comply with Fire Prevention Instructions displayed or issued from time to time. It's recommended that a suitable fire extinguisher must be kept for your mobile home and all residents on the Park should familiarise themselves with the position of the park extinguishers and alarms.

EXTERNAL FIRES ARE FORBIDDEN INCLUDING INCINERATORS.

Gas BBQs may be used on the park provided that they are supervised at all times when in use, positioned away from the home/shed and a fire extinguisher is to hand.

Those Occupants with stove type facilities should ensure that suitable coals are used in order to minimise sparks and that the chimney and cowl of the home are kept in good repair.

5 LETTER BOX

All Occupants must provide an accessible numbered letterbox.

6 WASTE WATER.

Occupants must not permit wastewater to be discharged on the ground anywhere. However, the washing of cars on a residents' pitch only is permitted.

7 SANITATION.

Strict attention to sanitary detail is imperative to minimise the chance of problems in the drainage system. The facilities must not be misused in any way. As a guideline, only items that have been consumed should be introduced to the drainage system. Where possible, eco-friendly cleaning agents should be used.

8 REFUSE DISPOSAL

Occupants are responsible for the disposal of household refuse seeing it is placed in containers and made ready for collection as directed by the Local Authority and the collecting contractor. The dumping of Garden Refuse or any other waste anywhere within the Park is strictly forbidden. All such matter must be removed to the local Civic Amenity Site.

9 LIABILITY.

The Park Owners will accept no liability whatever for the loss or damage to the property of the Occupant or any member of his/her family, or visitor to the Park unless arising from their own negligence or other breach of duty.

10 NOISE

Strict control of musical instruments, televisions, all forms of recorded music players, radios and other similar appliances so as not to cause a nuisance to other occupants must be observed between the hours of 11p.m. and 8 a.m.

11 TRAFFIC CONTROL

All vehicles must be driven with great care whilst on the Park, keeping to the roads and designated parking places. The maximum speed is 5m.p.h.

12 TEMPORARY BUILDINGS

No temporary buildings of any kind are allowed, with the exception that Occupants are entitled to one storage shed which must be positioned so that it complies with the park's site licence and fire safety requirements. Any shed must be non combustible.

13 TREES AND SHRUBS.

No trees shall be planted, cut down, removed or damaged so as to maintain general pleasantness of the park.

14 WASHING

Suitable Drying Lines are provided for washing in the common areas and must be used accordingly. Where sufficient space is available to the rear or side of a home residents may erect a rotary washing line. Such Lines must not encroach on to a neighbour's pitch or be positioned to the front of the home or near the road.

15 PITCHES

No change of pitch, including repositioning and expanding the pitch past its existing boundary can be made without the agreement of the Park Owners.

16 SUB-LETTING

Sub- letting is not permitted.

17 FENCES AND PITCH BOUNDARIES.

Occupants are required to maintain all existing fencing and the boundaries of their pitch in an appropriate manner, as at the time these rules come into force. New or replacement fencing is not permitted except under the following conditions:

- No fencing can be erected within an exclusion zone to the front (and road facing areas) of the pitch as defined by the line created by the front of home and extending to the neighbouring pitches or on to the road.
- Fencing, no further forward than the front of the home, positioned from the home to a neighbour's boundary is permitted to a maximum of 4ft.

- Fencing to the rear of the home and between neighbouring pitches and pedestrian pathways is permitted to a maximum of 5ft to allow greater privacy between neighbours.
- Occupants are required to ensure that plant growth is not allowed to protrude into a neighbours pitch, into the road or any pedestrian pathway.
- The use of walls, banking and trellis extensions to increase the height fencing is not permitted.

New Fencing or replacement fencing must comply with the Site Licence conditions, and any safety requirements.

18 PETS

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 1 metre in length and you must not allow it to despoil the park or your pitch. Dogs must be exercised away from the park the common areas on the park and its surrounding land. When walking your dog from your home to exercise it off the park, you must at all times ensure you take the shortest route from your home to the Park exit.

Those residents that have more than one dog, as previously agreed with them when they moved to the Park, can keep their current number of dogs until such time as the number decreases by natural causes or the homeowner concerned moves off the park and then to only keep one.

Not more than ONE domestic cat. You must make every effort to ensure that any cat is not allowed to be a nuisance to other residents.

Any pet that is confined to the park home only, which is housed in a cage, aviary, and aquarium or similar, is permitted. The number of animals kept in this manner is limited to the number that the cage, aviary or aquarium is designed for.

Nothing in this rule about dogs 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 feeding of wild birds is to be encouraged, however, residents must from time to time, ensure that the area around the feeding station is cleaned and excess food removed in order to deter rats and the like from visiting the park."

19 CHILDREN.

Children are not permitted to reside on the Park. Children, may of course visit on holidays and Occupants should ensure that during such visits the children play on the Playing Field provided or the garden of the homeowner so as not to cause a nuisance to other Occupants by playing outside Park Homes. In the interests of health and safety, children should not play in the car park area, roads and around the toilet block.

20 AGE OF OCCUPANTS

The Park is for persons 50 years and over. No person under the age of 50 years may reside in the park home unless in the case of a couple living together as husband and wife want to move onto the Park at least one occupant must achieve this criterion.

21 WEAPONS.

You must not use or display guns, firearms and offensive weapons (including Archery equipment and 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 stored in accordance with that licence.