

Park rules for Burlingham 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.

The rules also apply to any occupiers of park homes who rent their home, with three exceptions. The only rules which do not apply to occupiers who rent their home are rules 28, 29 and 30 about 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 **3 January 2015**; 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.

These rules also apply (for so long as they live on the park) to 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 non-combustible and not higher than 1 metre in height (so as to comply with fire safety requirements and not to obstruct neighbouring homeowners' outlook). You must also obtain 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. BBQs are permitted providing they are supervised at all times when in use.
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 8ft x 6ft (or 2.44m x 1.83m).
7. You must not have any storage receptacle on the pitch other than the shed mentioned in rule six, 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.

Note

These rules on storage do not have retrospective effect. If you have more than one shed which complied with the previous rules, you will not be treated as being in breach when these rules take effect. However, when this benefit ceases, the occupier will be bound by these rules.

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.
11. You must be considerate towards your neighbours when placing refuse containers outside your home. Containers should not be placed so as to cause a nuisance, annoyance or inconvenience. Containers should be placed out as late as possible the day before collection.
12. You must obtain written consent from the park owner before bringing onto the park any refuse skip (consent not to be unreasonably withheld or delayed). Skips must not exceed 4m² in size, must not be kept on the park for longer than is reasonably necessary and must be sited so as to comply with health and safety requirements including the conditions of the site licence and must not cause the park owner or park users a nuisance, annoyance or inconvenience.

Business activities

13. 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.

Noise nuisance

14. You must not use musical instruments, all forms of recorded music players, radios, televisions and other similar appliances and motor vehicles so as to cause a nuisance to other occupiers. This applies especially between the hours of 11pm and 8am.

Age of occupants

15. No person under the age of 50 years may reside in a park home.

Pets

16. You must not keep any pets or animals except the following:

(a) Dogs

- Not more than 1 dog.
- Any of the breeds subject to the Dangerous Dogs Act 1991 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 and must not allow it to despoil the park.

Nothing in rule 16 prevents the homeowner or any occupier of the park home from keeping an assistance dog if this is required and Assistance Dogs UK or any successor body has issued an identification book or other appropriate evidence.

(b) Cats

- Not more than one 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.

(c) Other pets

- Any pet or animal housed in a cage, aquarium or similar (but not reptiles) and remain at all times within your home.

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. A similar requirement not to cause a nuisance applies to tenants and again this includes 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.

Water

17. You must not use garden sprinkler systems, and garden hoses must be turned off at the tap after use.

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 anywhere except in the parking space[s] allocated to your home.

21. You are allowed one car per residence due to the limited car parking space available (a charge is made for additional vehicles.)

22. 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

23. You must not park or allow the parking of boats, trailers, campervans and touring caravans on the park.

24. You must hold a current driving licence and be insured to drive your 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 major works or repairs on the park, such as:

- (a) works involving dismantling of part(s) of the engine.
- (b) works which involve the removal of oil or other fluids.

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

28. Homeowners must maintain the outside of their park home in a clean and tidy condition (including the park home and the plot). Where the park home exterior is repainted or recovered, homeowners must use reasonable endeavours not to depart from the original exterior colour-scheme.

29. External porches must not exceed 2 metres in length and 1meter in width (or 6ft 7in and 3ft 3in).

30. You must consult with us before carrying out any works to your pitch. This is because the conduits providing services to your home (cables, drains and pipe work supplying water, sewerage, electricity and telephones) have inspection chambers or in the case of BT may be close to the surface. Interference with any of these things may have implications for you, us and other homeowners.

31. You must ensure your park home has a suitable letterbox and your home number is marked in a prominent position on your home or pitch.

Additional

32. You must not sublet or hire out your park home.

33. You should ensure that your visitors know and adhere to the park rules.