

PARK RULES FOR WHIPSNADE PARK HOMES

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.

None of these rules is to have retrospective effect. They are to apply only from the date on which they take effect, which you will be advised of on completion of the process.

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.

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. You must position fences and any other means of enclosure so as to comply with the park’s site licence conditions and fire safety regulations.
3. You must not have external fires, including incinerators. Gas barbeques are permitted and when in use must be attended at all times.
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 and it must be positioned so as to comply with the park’s site licence and fire safety requirements. The design, standard and size of the shed must be approved by us in writing (approval will not be withheld or delayed unreasonably). The footprint of the shed shall not exceed 8’ x 6’ to comply with the site licence (amended by Central Beds Council).
7. 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

8. 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. Containers must be kept on residents' pitches well away from the park road except on refuse collection day.
9. 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).

Age of Occupants

10. No person under the age of fifty years may reside in a park home (with the exception of the park owner and their family).

Business Activities

11. You must not use the park home, the pitch, 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

12. 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

13. You must not keep more than two pets; only cats, dogs, budgerigars and rabbits are permitted as pets. Fish may be kept indoors in an aquarium or outside in a small pond.
You must not keep any breed of dog that is subject to the Dangerous Dogs Act 1991. 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 1m in length and must not allow it to despoil the park. 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.
Budgerigars must be kept within the park home.

Rabbits must be housed in a cage.

Fish may be kept indoors in an aquarium or a pond outdoors

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 residents 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.

Nothing in rule 13 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

14. You must only use fire point hydrants in case of fire.

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

Vehicles and parking

16. You must drive all vehicles on the park carefully and within the displayed speed limit of 10mph.

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

18. You must not park anywhere except in the permitted parking spaces allocated to your home. The visitors car park may be used for short periods only if space permits.

19. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, apart from the car park at the main road entrance to the park.

20. As required by law, all vehicles driven by or on behalf of occupiers on the park must be taxed, insured and in a roadworthy condition, and only driven by persons who are insured to drive them and who hold a valid driving licence for the type of vehicle being driven.

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

22. 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.

Routine car servicing only may be carried out and must be within a garage.

Weapons

23. 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

24. 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 colour-scheme.
25. No external alteration of or addition to home or pitch is permitted without permission from the park owner.
26. Access is not permitted to vacant pitches. Building materials and other plant must be left undisturbed.

Visitors

27. The occupier is responsible for the conduct of his /her visitors. Children shall not be permitted to play on the park road, car parks or the grass area at the entrance to the park.