

Mobile home site rules cover sheet

Site name: Bayswater Farm Park

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These site rules are published under Regulation 16 of the Mobile Homes (Site Rules) (England) Regulations 2014. They are a copy as presented to the council by the site owner. The council accepts no responsibility or liability for any errors or omissions.

Schedule five of the above regulations lists matters which are not permitted as site rules. You can find a copy of the regulations at:
www.legislation.gov.uk/uksi/2014/5/made

PARK RULES FOR BAYSWATER FARM 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.

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 25 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 a date to be confirmed; 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 the park owner and 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 position fences and other means of enclosure so as to comply with the park's site licence conditions and fire safety requirements, and you must obtain our approval in writing as to type, height and colour (which will not be unreasonably withheld or delayed) before carrying out any work.
3. You must not have external fires, including incinerators. Barbecues are

permitted.

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 two storage sheds 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 sheds shall not exceed 8.5 M2
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.
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).

Business Activities

10. 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

11. 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

12. You must not keep any pets or animals at the park home or on the pitch except the following:
- Those housed in a cage, aquarium or similar and remain at all times in the home. The keeping of poultry is not permitted. Outdoor aviaries are also not permitted.
 - Not more than two dogs (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 1m in length and must not allow it to despoil the park.
 - Not more than two domestic cats. 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.
 - Not more than two rabbits or two guinea pigs. You must keep any pets under proper control and must not permit it to frighten other users of the park, or to despoil the park.
 - No more than three pets may be kept by any occupier at the park home or on the pitch.
13. Nothing in rule 12 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 hoses 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.
17. You must not park more than two vehicles on the park.

18. You must not park on the grass verges.
19. Other than for delivering goods and services, you must not park or allow parking of any Heavy Goods Vehicles as described in the vehicle taxation legislation.
20. You must not park touring caravans or motorhomes on the park
21. 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.
22. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
23. 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

24. 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

25. 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.