



PARK RULES FOR THE HIGH PINES

In these rules;

"Occupier" means anyone who occupies a park home, whether under an Agreement to which the Mobile Home 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 "Ours" 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 Home Act 1983, as amended.

Everyone using the Park is required to comply with the Regulations on the Site Licence displayed on the Notice Board and all Regulations of the Statutory Authorities.

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 (22nd September 2014) 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 as apply (for so long as they live on the park) to the park owner and any employees,

Mobile Homes

Only Mobile Homes of proprietary manufacture which conform to the definitions contained in the Caravan Sites and Control of Development Act 1960, the Caravan Sites Act 1968 and the Mobile Home Act 1975, and the Mobile Home Act 1983 are accepted.

New park homes can only be purchased through the Park Owner.

Condition of the Pitch

1. For reasons of ventilation and safety you must keep underneath of your home clear and not use as storage space.
2. This area must be kept clear at all times of inflammable materials including gas cylinders.
3. You must not erect fences or other means of enclosure unless they are of metal material. Timber fences are not allowed due to fire risk and fire safety requirements, and you have obtained our approval in writing (which will not unreasonable withheld or delayed). You must position fences and any other means of enclosure so as to comply with the parks site licence conditions and fire safety requirements.
4. You must not have external fires, including incinerators. Barbeques are allowed but must be supervised at all times whilst in use.

5. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
6. You must not keep explosive substances on the park.

STORAGE

7. Garages must be maintained in a neat and tidy condition. Garages must not be altered or extended from the original size of 8ft wide x 16ft length.
8. You must not have any storage receptacle on the pitch other than the garage mentioned in rule 6 or any receptacle for the storage of domestic waste pending collection by the local authority

You must ensure that any structure erected in the separation space (fencing gates etc) 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

Where waste is collected by the local authority

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. Brown bins are provided by the park owner for the use of green waste. When you remove a bin from the storage area for use of garden waste it must be returned the same day as taken. You must notify staff when removing a brown bin, in order for us to be able to monitor the bins at all times as they are the property of Bracknell Forest Borough Council.
You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including the footpath, brown bins provided for green waste or park storage compound).

GARDENS

11. The paths must be kept clear from shrubbery (PLEASE CUT BACK PLANTS FROM PATHWAYS WHEN NECESSARY)
12. Grass cuttings must be removed from roads and paths after cutting grass on pitch and not left on roads or paths

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.

AGE OF OCCUPANTS

14. The High Pines is a semi-retirement park for over 55s. No person under the age of 55 years may reside in a park home, or live with an already permanent resident, with the exception of the park owner and their family or park manager.

NOICE NUISANCE

15. 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 8.00pm.

PETS

16. You must not keep any pets or animals except the following:-
Not more than 1 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 cause a nuisance to other users of the park. You must keep any dog on a leash not exceeding 1 metre in length and must not allow it to despoil the park.
Not more than 1 domestic cat. You must keep any cat under proper control and must not permit it to cause a nuisance to other users of the park, or not to despoil the park.
Any other pets Budgerigars etc must be kept in the park home.

NOTE

The express terms of a homeowners agreement contain an undertaking on the part of the homeowner or his/her visitors not to allow anything which is or becomes a nuisance inconvenience or disturbance to other occupiers of the park and this undertaking extends to the behaviour of pets and animals.

NOTE

These rules do not have retrospective effect. If 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 a pet dies or leaves it can only be replaced if this would comply with these rules.

Additional Pet Rules

A new homeowner may come onto the park with not more than 1 dog or cat (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991) which they already own and may keep for as long as they wish but they shall not be permitted to replace the pet or acquire another pet.

17. 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.
18. Fire Hoses must only be used in case of emergency.
19. You must protect all external water pipes from potential frost damage. The homeowner will be liable for any loss of water due to their failure to do so or from any other failure on any other section of the water service for which the homeowner is responsible, ie. from ground level up.

VEHICLES and PARKING

20. You must drive all vehicles on the park carefully and within the displayed speed limit. (10mph)

21. You must not park more than one vehicle on the park and /or in the required space on each pitch.
22. You or your visitors must not park on the roads or grass verges.
23. You must not park anywhere except in the permitted parking spaces.
24. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park .including
Touring caravans /Motor homes etc Vehicles with a gross weight exceeding 1.5 tonnes may not be parked on the park overnight.
Light commercial or light goods vehicles as described in the vehicle taxation legislation, Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle. With the exception of commercial vehicles operated by the park owner and family or employees to carry out maintenance or work to the park.
25. 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.
26. Disused or un-roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which apparently abandoned.
27. 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. work's which involve the removal of oil or other fuels.

WEAPONS

28. You must not use or display guns firearms and offensive weapons (including crossbows) on the park.

EXTERNAL DECORATION

29. No external or structural alteration of or addition to the Home shall be made until you have obtained our approval in writing (which will not be unreasonably withheld or delayed). This includes roof alterations, conservatories, extensions, porches.
30. Homeowners must maintain the outside of their park home in a clean and tidy condition.
Where the exterior is re-painted (recommended time-scale every 2/3 years) homeowners must use reasonable endeavours not to depart from environmental friendly colours and/or re-paint the original colour.
31. Sky Dishes, Aerials, etc where installed must be positioned in a discreet manner and sited at rear of any property that has the need for such installation.
32. We will accept no liability whatsoever for loss, damage, or injury to the property or person of the occupier or their visitors however caused.