

CROOKHAM – PARK RULES

Crookham Park, Crookham Common, Thatcham, Newbury, Berkshire RG19 8EA

1. **Children**
 - Park residents have visitors with children are responsible for the conduct of the children whilst they are on the Park.
2. **Commercial Enterprise**
 - No commercial enterprise or business activities may take place on the Park.
3. **Gardens & Pitches**
 - Gardens and Pitches must be kept neat and tidy at all times.
 - The area underneath the Mobile Home must be kept clear.
 - Cyprus leylandii, large trees or any tree that may overshadow or inconvenience their neighbour or damage park infrastructure cannot be planted on the Park.
 - Any tree, hedge or bush that is diseased, dangerous or causing damage to Park infrastructure must be removed by the Home Owner.
 - Fireworks, bonfires and incinerators are forbidden.
4. **Gas & Electricity**
 - Home Owners are responsible for ensuring that both gas and electrical installations within the Mobile Home comply at all times with current gas and electrical regulations.
5. **Storage Sheds and Greenhouses**
 - Home Owners are permitted to have one or more non-combustible metal or upvc garden sheds or greenhouses the height of the apex of which must not exceed the height of the eaves of the Mobile Home on the relevant Pitch and the total aggregate floor area of the garden sheds and greenhouses must not exceed 80 square feet / 7.43 square metres of the relevant Pitch. The position of all sheds and greenhouses on the relevant Pitch must comply with the fire, safety, licensing and planning regulations for the Park. Existing wooden sheds as at the date of these rules are to be replaced to be compliant with this Rule when the shed comes to the end of its useful life, or when the home changes ownership.
6. **Mobile Home Condition**
 - Mobile Homes must be kept in sound and clean condition. External decorations and colour must be kept a near match to the original.
 - No external addition to the Mobile Home or Pitch which reduces the separation gap between Mobile Homes is permitted.
7. **Mobile Home Occupation**
 - The Mobile Home Owner and members of their permanent household and bona fide visitors only may use the Mobile Home.
 - The number of occupants cannot exceed the specified number of berths.
 - No Home or site or part of site may be sublet whether for gain or not.
 - All residents must be over 50 years old.

8. Mobile Home Specification

- 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, the Mobile Homes Act 1975 and the Mobile Home Act 1983 are accepted.

9. Noise

- All occupiers and their visitors must at all times limit noise that is likely to cause annoyance and disruption. Noise must be kept to a minimum between 10:30pm and 7:00am.

10. Offensive Weapons

- It is forbidden to have offensive weapons on the Park or other objects likely to cause harm to others unless fully licensed.

11. Visitors

- Home Owners are responsible for the conduct of all visitors whilst they are on the Park. All visitors must adhere to the Park Rules and conditions of the park licence.

12. Pets

- No more than one domestic pet is permitted being either a dog or a cat. All pets must be looked after responsibly by the pet owner.
- No dog of any breed or cross breed which is subject to the Dangerous Dogs Act 1991 is permitted on the Park. All dogs must be kept under proper control and must be on a leash at all times when being walked on the Park and not allowed to despoil the Park, it is the dog owner's responsibility to clear up after the dog.

13. Refuse

- All domestic refuse is the responsibility of the occupier and must be placed in the Local Authority waste containers and put out on the appointed collection day. Refuse containers must not be overfilled.

14. Vacant Plots

- Access is not permitted to vacant pitches. Disconnected services are not to be interfered with.

15. Washing Lines

- Washing lines are to be reasonably screened.

16. Water

- Home Owners must not permit waste water to be discharged onto the ground.

17. Vehicles

- Drivers must observe the site speed limit of 10mph and the one way system at all times.
- Cars must park with care and consideration and only in authorised parking areas.

- Only cars and vans of no more than 4.4 metres in length, 2 metres in width and 2 metres in height are permitted to be parked on the Park.
- Lorries, commercial vehicles, caravans, motor homes and any vehicle larger than 4.4 metres in length, 2 metres in width and 2 metres in height are only permitted on the Park for the purposes of loading or unloading, which cannot exceed 1 hour.
- Trailers are only permitted on the Park if parked or stored on the Home Owner's Pitch.
- With the exception of authorised blue badge holders no individual has a right to a specific parking space. Parking spaces cannot be reserved in any way. By the use of common sense and agreement parking should allow residents to park near their Homes.
- No more than 2 cars per Mobile Home are allowed on the Park.
- Visitors must park in the designated Visitors Car Park in front of the parking except elderly or disabled visitors or Doctors on call.
- All vehicles on the Park must be taxed, insured and have a valid MOT.
- All persons driving on the Park must possess a valid driving licence.
- Vehicles not in use must be placed in storage away from Crookham Park.
- Repairs and servicing is not permitted within the Park.