

PARK RULES FOR SANDLEFORD LODGE 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 30 about the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

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 (which will not be unreasonably withheld). 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.
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.
6. You must not have more than one storage shed and/or garage on the pitch. Where you source the shed/garage yourself the design standard size of the shed/garage must be approved by us in writing (approval will not be withheld unreasonably). You must position the shed/garage so as to comply with the park’s site licence and fire safety requirements. The footprint of a shed shall not exceed 80 sq.ft. The footprint of a garage must not exceed 200 sq.ft.

7. You must not have any storage receptacle on the pitch other than the shed or garage mentioned in rule 6.
8. You must ensure that any 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.

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 unroadworthy vehicles on any part of the park (including any individual pitch).

Business Activities

11. 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

12. No person under the age of 50 years may reside in a park home, with the exception of the park owner and their family, the park warden, etc.

Noise Nuisance

13. 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

14. 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). 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 1 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.
 - Not more than 2 budgerigars which you must keep within the park 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.

Rule 14 does not apply to pets owned by the park owner and their family, the park warden, etc.

15. Nothing in rule 14 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

16. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.
17. You must only use fire point hoses in case of fire.
18. You must protect all external water pipes from potential frost damage.

Vacant Pitches

19. You must not have access to vacant pitches and must not disturb building materials and plant.

Vehicles and parking

20. You must drive all vehicles on the park carefully and within the displayed speed limit.
21. You must not park more than 2 vehicles on the park.
22. You must not park on the roads or grass verges.
23. You must not park anywhere except in the permitted parking spaces.
24. You must not park commercial vehicles of any sort, including light commercial or light goods vehicles as described in the vehicle taxation legislation on the park, with the exceptions of commercial vehicles operated by the park owner and their family, the park warden, etc. This also applies to motorhomes.

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 unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
27. You must not carry out the following works or repairs on the park:
 - (a) major vehicle repairs involving dismantling of part(s) of the engine
 - (b) Works which involve the removal of oil or other fuels.

Fire Precautions

28. You are recommended to have in your park home a fire extinguisher and fire blanket conforming to the relevant British Standard.

Weapons

29. You must not use guns, firearms and offensive weapons (including crossbows) on the park and you must only keep them if you hold an appropriate licence.

External Decoration

30. 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.

PARK RULES

1. The owner of the mobile home must be aged over 50 years old.
2. No children under the age of eighteen are allowed to occupy the mobile home on a permanent basis.
3. Any resident wishing to carry out work to the exterior of the mobile home or to the plot, must get written permission of the park owners before starting any work.
4. Any replacement shed must be made of non combustible materials.
5. The park managers/wardens are employed, for there well being and smooth running of the park they should only be contacted during office hours.
6. Outside the manufacturers guarantee, repairs are the occupiers responsibility, the occupier should at all times contact an outside contractor and not the site manager.
7. All fittings and fixtures within the mobile home are the occupiers responsibility.
8. occupiers are responsible for ensuring that all electrical and gas installations and appliances comply with the requirements of the appropriate authority.
9. Occupiers are responsible for all electric cable running from the electric metre to the mobile home with the exception of any underground cables.
10. Occupiers are responsible for all water pipes from the stopcock to the mobile home with the exception of any underground pipes.
11. Occupiers are responsible for the insulation of all the pipes.
12. The occupier is responsible for the cleanliness of the plot, the area under the mobile home must be kept clear, flower gardens must be kept neat and tidy and grass neatly cut, no vegetable gardens are allowed.
13. Any garden which is not properly cultivated and maintained may be taken over by the owner and a charge of £10 per hour will be levied to cover the cost of maintenance, gardens must be left in tact when an occupier vacates a property.

14. Mobile homes must be kept in a safe and clean condition, decoration and external colouring must be maintained to the satisfaction of the park owner and the mobile home must be painted in a colour approved by the owner in accordance with the agreement.

15. Wheels must not be removed from the home.

16. Access is not permitted to vacant pitches.

17. Every mobile home must be fitted with a fire extinguisher of the type approved by the owner, all fire extinguishers must be in working order and submitted to the owner on request.

18. Clothes lines are not permitted, rotary line only are to be used and where possible in a position not visible from the road.

19. No pets are allowed without written permission of the park owner.

20. All dogs must be kept on a lead whilst in the park.

21. No bonfires are permitted.

22. Occupiers are responsible for the satisfactory disposal of garden refuse.

23. The resident must obtain a dustbin from West Berkshire Council and ensure that all household waste is in it, dustbins must not be overfilled.

24. Children must not play in the road.

25. No ball games are allowed within the confines of the park.

26. The occupiers are responsible for the conduct of any children in their custody and for the actions of visitors.

27. Domestic vehicles only are allowed on the park.

28. Car parks are reserved for the use of occupiers only and all cars must be parked in the spaces allocated and have insurance and displaying a valid tax disc.

29. Vehicles are not allowed to cause a nuisance to other residents, vehicles must be carefully driven and a speed limit of 5mph observed at all times.

30. Roads are not to be obstructed by vehicles at any time except for emergency.

31. No car repairs are to be carried out on the park.
32. Goods and property of the occupier including the mobile home and motor vehicles are allowed to remain on the owners land at the occupiers risk, and no responsibility for loss or damage or any injury or damages suffered by the occupiers family or visitors will be accepted by the park owners.
33. Everyone using the park must comply with park rules and the terms of the site licence.
34. No occupier shall do or permit to be done anywhere on the park any act or thing which may cause damage to the owner or any resident of the park or any neighbouring or adjoining property, and shall not use or permit the mobile home to be used for any illegal or immoral purpose.
35. It is forbidden to carry any weapon or other object likely to give offence or to interfere with or disturb the flora and fauna of the park.
36. No notices of any description may be displayed on the mobile home or any other part of the park without the written permission of the park owner.
37. For the preservation of good order on the park either the owner or there agents or servants may refuse any third party to enter the park without giving any reason for such refusal.
38. The owner or there agents or servants have a right to enter any pitch to carry out essential work upon providing of a reasonable length of notice except in the case of an emergency when no notice may be given.
39. No touring caravans or boats to be parked anywhere on the park.
40. No porches or extensions to park homes allowed.
41. No "For Sale" notices to be displayed on individual park homes without the permission of the park owner.