

PARK RULES FOR ELEANOR'S WOOD

Introduction

The following 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).

The rules are designed to ensure that all may live peacefully in unspoilt surroundings and have not been compiled to place unnecessary restrictions on occupiers. We are sure that, provided the rules are accepted in the right spirit, our park will continue to be a happy community.

Conditions of the Pitch

1. For reasons of ventilation and safety, the underneath of each home is to be kept clear and not used for storage space.
2. The mobile home must be kept in sound and clean condition. Any external alteration of or addition to the mobile home or pitch must be approved by the park owner, in writing (approval will not be unreasonably withheld or delayed).
3. The park is designed as open plan and no fences, walls or other structures are permitted at the front of the home out to the kerb line. Fences, trellis, wrought iron, by way of enclosure, is permitted at the rear of the home providing it is positioned to comply with the park's site licence conditions and fire safety requirements and does not exceed 6' in height.
4. The occupier is responsible for ensuring that gardens are kept tidy and grass cut. An area of 10 feet from the road kerb in front of the park home must be kept open as grass, flower beds, paving or p-shingle.
5. External fires, including incinerators, are not allowed.
6. No inflammable substances may be kept on the park except in quantities reasonable for domestic use.
7. No explosive substances may be kept on the park.

Storage

8. Only one storage shed is permitted on each pitch. The design, size and standard of the shed must be approved by the park owner, in writing (approval will not be unreasonably withheld or delayed). You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed 10' x 8'.
9. No structure may be erected in the separation space between homes.

PARK RULES FOR ELEANOR'S WOOD

Refuse

10. All occupiers are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Containers must not be over-filled and must be placed in the approved position for the local authority's regular collections.
11. 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

12. Occupiers 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.

Age of Occupants

13. All persons residing on the park must be 55 years of age or over.

Noise Nuisance

14. Musical instruments, MP3 players, CD players, radios, other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30 pm and 8.00 am.

Pets

15. Only the following pets are permitted:-
 - not more than one dog (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991). Any dog must be kept under proper control and must not be permitted to frighten other users of the park, must be kept on a leash not exceeding 1m in length and must not be allowed to despoil the park.
 - not more than one domestic cat. Any cat must be kept under proper control and must not be permitted to frighten other users of the park and must not be allowed to despoil the park.
16. Nothing in Rule 15 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

17. Where fire hydrants are positioned on the park, they should remain clearly visible, unobstructed and unimpeded so that they may be used in case of an emergency.
18. All external water pipes must be lagged by homeowners against potential frost damage.

PARK RULES FOR ELEANOR'S WOOD

Vacant Pitches

19. Access is not permitted to vacant pitches. Building materials, equipment and/or plant must be left undisturbed.

Vehicles and Parking

20. All vehicles must be driven carefully on the park and not exceed the displayed speed limit.

21. Parking is not permitted on roads or grass verges.

22. (a) all vehicles used on roads on the park must be taxed and insured and be in roadworthy condition;

(b) all drivers on the park must hold a current driving licence for the category of vehicle driven on the park.

23. Disused or unroadworthy vehicles must be removed from the park and the park owner reserves the right to remove any vehicle, which is apparently abandoned.

24. 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.

25. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including: light commercial or light goods vehicles as described in the vehicle taxation legislation, and vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.

26. Other than for the purposes of loading and unloading, no touring caravan, motorhome, campervan, trailer may be parked or allowed to be parked on the park.

27. No boats may be parked or allowed to be parked on the park.

Fire Precautions

28. it is recommended that all park homes should be equipped with a fire extinguisher/blanket which conforms to the relevant British standard.

External Decoration

29 (i) Homeowner must maintain the outside of their park home in a clean and tidy condition

Miscellaneous

29 (ii) All washing is required to be hung on rotary type lines positioned at the rear of the home.

30. Guns, firearms or offensive weapons of any description must not be used or kept on the park.

