

PARK RULES FOR BERRYNARBOR 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.

These rules apply to all occupiers of homes on the park.

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 4.12.2014]; 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.

Condition of the Pitch

1. For reasons of ventilation, safety and access to services, you must keep the underneath of your home free from obstruction. Rubbish or building materials must not be accumulated.
2. You must not erect fences or other means of enclosure without having obtained our approval in writing in advance, (which will not be unreasonably withheld or delayed), and must measure no more than 1 metre high. 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. No fences to be erected between the building line of the park home and the road.
3. Pitch boundary and dividing fences and hedges to be maintained to a height of no greater than 1.3 Metres

4. You must not have external fires, including incinerators, although contained barbeques are permitted.
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.
7. Any improvements to the pitch MUST be approved in writing in advance, (which will not be unreasonably withheld or delayed), including ponds, decking and patios. This also includes any works that may adversely affect underground services, and the stability and integrity of steep banks

Storage

8. You must not have more than two steel storage units on the pitch, with no more than one towards the road frontage of the property which should also be adequately screened. ANY STORAGE UNITS MUST BE MADE OF A NON CONBUSTABLE MATERIAL.
9. Where you source the unit yourself the design, standard and size of the unit must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the unit so as to comply with the park's site licence and fire safety requirements. The footprint of the unit shall not exceed [2 x 1m]. No garage or sheds of any material type will be permitted due to planning restrictions.
10. You must not have any storage receptacles on the pitch other than the those mentioned in rule 8 and any receptacle for the storage of domestic waste pending collection by the local authority.
11. You must ensure that any storage unit 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

Where waste is collected by the local authority

12. There are containers for non-recyclable waste behind the telephone kiosk at the entrance of the park for residents use.
13. Occupiers are asked to recycle as much as possible.
14. 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

15. 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, customers or members of the public calling at the park home or the park.

Age of Occupants

16. No person under the age of 50 years may reside in a park home, with the exception of the park owner and their family living with them, or park warden and their family living with them.

Noise Nuisance

17. 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.
18. Home owners are responsible for the conduct of their visitors and guests.

Pets

19. You must not keep any pets or animals except the following:
 - Not more than 2 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 1 domestic cat.
 - Not more than 2 budgerigar(s) 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.

Note

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

Additional Pet Rules

20. Nothing in rule 19 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

21. You must protect all external water pipes from potential frost damage.

Vehicles and parking

22. You must drive all vehicles on the park carefully and within the displayed speed limit.
23. You must not park more than 2 vehicles on the park.
24. You must not park on grassed areas of the park except the hard standing area on the playing field at the end of the bottom road.
25. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park on a permanent basis, 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. Motorhomes, caravans and boats are not to be kept or parked on the park.
27. 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.
28. Disused or un-roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
29. 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

30. 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

31. 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.

Subletting

32. Subletting of the Park Home is strictly not permitted.

General Park areas

33. Occupiers are strictly prohibited from carrying out any works or maintenance on any area of the park other than their own pitch, which includes the trimming, pruning or felling of shrubs and trees. Park insurance will not cover any occupier who injures themselves carrying out such works.
Please report any ground maintenance issues to the park team.