

# Bovingdon Park

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## Park Rules

### **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 26 about the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

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 to be confirmed; 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.

Rules 19, 20 and 21 do not apply to the park owner or anyone in our employ.

## **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 have external fires, including incinerators and barbeques.
3. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
4. You must not keep explosive substances on the park.

## **Storage**

5. You must not have more than one storage shed on the pitch. Where you source the shed yourself the design, standard and size of the shed must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements, and not in the area forward of the park home building line and the road. The footprint of the shed shall not exceed 4.6 sq/m.
6. You must ensure that any shed or other structure, including storage boxes, erected or placed 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.
7. Washing lines and receptacle for the storage of domestic waste must be reasonably screened from view.

## **Refuse**

8. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Waste containers must not be placed ready for collection prior to the evening before collection.
9. 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), or any adjoining land.

## **Business Activities**

- 10 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**

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

### **Noise Nuisance**

12. 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**

13. You must not keep any pet or animal at the park home or on the pitch except those which are housed in a cage, aquarium or similar and remain at all times within your home.
14. A new homeowner may come onto the park with not more than either two dogs or two Cats or one dog and one cat (a total of two animals, 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 any of the pets or acquire another pet.
15. 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.

### **Water**

16. You must only use fire point hoses in case of fire.
17. You must protect all external water pipes from potential frost damage.

### **Vehicles and parking**

18. You must drive all vehicles on the park carefully and within the displayed speed limit.

19. You must not park more than one vehicle on the park.
20. You must park only in the permitted parking spaces and not on the roads or grass verges.
21. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
  - a. light commercial or light goods vehicles as described in the vehicle taxation legislation
  - b. vehicles intended for domestic use but derived from or adapted from such a commercial vehicle
  - c. motor homes, touring caravans or any trailer
22. You must hold a current driving licence and be insured to drive any vehicle on the park. You must also ensure that any vehicle on the park is taxed in accordance with the requirements of law and is in a roadworthy condition.
23. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
24. No major motor repairs may be permitted on the park.
25. The charging of all electric vehicles, except mobility scooters, is prohibited.

## **Weapons**

26. 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**

27. 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.