

RESIDENTIAL RULES

Beachlands Park Homes Ltd

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", "us" 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. The rules form part of the agreement by which you occupy your pitch in accordance with the Mobile Homes Act 1983.

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 1 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 25 February; 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.

The condition of the unit

1. Occupiers must keep homes in a sound and clean condition. Where the exterior is repainted or re-covered occupiers must not use bold colour-schemes.
2. You must not remove the wheels from the home, nor must the home be re-positioned.

Condition of pitch

3. The underneath of each home must be kept clear and not used as storage space.
4. The description of the plot is the garden area surrounding the home. If space permits additional garden area, this will be allowed subject to the agreement of the site owner and defined by fence, natural boundary line or posts and the site owner has the right to reclaim any such additional parcel of ground at any time.
5. Common areas and paths should not be littered in any way.
6. You must not erect fences or other means of enclosures unless you have obtained our prior written approval in writing (which will not be unreasonably withheld or delayed).

You must position the fences and other means of enclosure so as to comply with the park's site licence conditions and fire safety requirements.

7. The planting of trees and shrubs is subject to our approval of types and position (approval will not be withheld or delayed unreasonably). Trees may not be lopped, felled, removed or damaged without our prior written consent (which will not be withheld or delayed unreasonably).
8. External fires, including incinerators are not allowed.
9. No inflammable or explosive substances may be kept on the occupier's pitch except in quantities reasonable for domestic use.

Sheds

10. You must not have more than one storage shed on the pitch. Where you source the shed yourself the design, size and standard must be approved by us in writing (which will not be withheld or delayed unreasonably) and maintained by the occupiers in good repair and appearance.
11. All types of fuel storage, protection and screening must be approved by the site owner before purchase or construction and be capable of removal by the occupier on vacation of the pitch.

Refuse

12. Occupiers must dispose of all household and garden waste in approved containers through the local authority services. Containers must not be over filled and must be placed in the approved position for weekly collections.
13. The deposit of any refuse or unroadworthy cars on any part of the site owner's land (including any individual pitch) is strictly prohibited.

Commercial Activities

14. 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.

Nuisance

15. You must not permit play on any part of the park except within your home or in the vicinity of your pitch.

16. Musical instruments, record players, radios and other appliances including motor vehicles must not cause nuisance to others, especially between the hours of 10.30 pm and 8.00 am.

Occupants

17. No person under the age of 55 (fifty-five) may reside in a park home with the exception of the park owner, the park warden and their families.
18. Occupiers are responsible for the conduct of their visitors and ensuring they comply with these park rules.

Pets

19. You must not keep any pet or animal except those which are housed in a cage, aquarium or similar and are kept in the park home at all times.
20. You must keep any pets or animals under proper control.
21. Nothing in 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/Electricity

22. Occupiers must not permit wastewater to be discharged onto the ground.
23. Where water is not separately metered at the park home or not separately charged the use of hoses is forbidden, except in the case of fire.
24. Fire point hoses may only be used in cases of emergency.
25. All external water pipes shall be lagged against frost by the occupiers.

Vacant pitches

26. Access by occupiers to vacant pitches is not permitted. Building materials or other plant must be left undisturbed.

Vehicles

27. All vehicles must be driven carefully on the park and must not exceed the displayed speed limit.
28. Parking is not permitted on the roads, grass verges or common areas.
29. You must not park more than one vehicle on the park. Where space is available you may park one additional vehicle on the park.
30. Vehicles must only be parked in the authorised parking spaces.

31. All vehicles must be taxed and insured as required by law (Road Traffic Act 1960) and be in good running order. Drivers must hold a current driving licence and adequate insurance.
32. The occupiers must remove disused/unroadworthy vehicles from the park and the site owner reserves the right to remove any vehicle, which is abandoned, without the consent of the owner.
33. No major repairs to vehicles are permitted on the park or other land of the site owner. Motor oils and other fuels of the nature must not be discharged into the drains or on the park.
34. Other than for the delivering of 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; and
 - b. Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.With the exception of commercial vehicles operated by the park owner.
35. Garage entrances must be kept clear at all times.

Fire Precautions

36. The chimney flue and cowl must be kept in good repair by occupiers. Sparks or objectionable smoke must not be discharged.

Miscellaneous

37. Occupiers erecting a TV aerial shall have suitable public liability insurance cover.
38. Guns, firearms or offensive weapons of any description shall not be kept on the park.
39. It is forbidden to interfere with or disturb any flora on the park.