

PARK RULES FOR SANDBANKS

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” and “us” 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.

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 7th December, 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.

Conditions of the Pitch

1. For reasons of ventilation and safety you must keep the underneath of your home clear to enable access for services.
2. You must keep grass and similar vegetation in a clean and tidy condition and ensure the pitch is free of weeds, rubbish and combustible material. Astro turf is permitted upon prior written approval being obtained (which will not be unreasonably withheld or delayed).
3. You must not carry out any improvements or adjustments to the pitch including fencing unless you have obtained our prior written approval (which will not be unreasonably withheld or delayed).
4. You must not attach any item, trellis, planting etc. to the park’s boundary fences.
5. You must not plant shrubs, hedge borders, trees or erect water features and ponds unless you have obtained our prior written approval (which will not be withheld or delayed unreasonably).

6. You must not cut down, remove or damage trees and shrubs planted by Birch's Park Homes Ltd. You must ensure that any hedges and shrubs planted by homeowners do not exceed 3'6" in height.
7. You must not construct a patio on your pitch unless you have obtained our approval in writing (which will not be withheld or delayed unreasonably) which must comply to Birch's standard specification.
8. Flower borders and small flower beds are permitted around the homes, however, you must use reasonable endeavours to ensure as much grass area as possible is retained.
9. You must not create vegetable plots or shingle areas etc. unless you have obtained our prior written approval (which will not be unreasonably withheld or delayed).
10. You must ensure that pots and garden ornaments are kept to a reasonable number and size. You must not have garden gnomes on your pitch.
11. You must only use rotary washing lines on the park which must be concealed as much as possible behind the park home and folded down when not in use.
12. You are responsible for the conduct of visiting children in your custody and will be held liable for any damage caused. You must not allow visitors' children to wander unaccompanied on the park or on to other occupiers' gardens. Ball games are prohibited at all times.
13. You must not have external fires, including incinerators.
14. The sensible use of barbeques is permitted clear of any home, fence or other timber structure. Barbeques must be supervised at all times.
15. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
16. You must not keep explosive substances on the park.
17. All electrical appliances must comply to BS standards and all electrical installations should be carried out by engineers registered with the institution of electrical engineers (NICEIC) or any successor body.
18. All piping, gas connections and all gas appliances must be of the correct type, and must be fitted and commissioned by "Gas Safe" registered engineers or any successor body.
19. You must not store caravans and motor homes on the park. Overnight loading/unloading for caravans or motor homes is allowed as long as roadways remain unobstructed at all times.
20. You must not tamper with the gates except in case of emergency.

Storage

21. You must not have more than one garage or storage shed on the pitch which must be non-combustible. Where you source the shed yourself the design, size and standard of the shed must have our prior written approval (which will not be unreasonably withheld or delayed).
22. Any additional storage boxes are to be non-combustible and are to be concealed where possible which is usually at the kitchen elevation of the home. Storage under the balconies is not permitted. Balconies must remain as provided with no tinting or “boxing in”.

Refuse

23. You are responsible for all household refuse to be deposited in approved containers which must not be overfilled, these should be deposited at the agreed collection point, either late evening or early morning before collection.
24. 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

25. 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

26. No person under the age of 45 years may reside in a park home.

Noise Nuisance

27. 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 10.30 pm and 8.00 am.

Pets

28. You must not keep any pets or animals except the following:

- a. Not more than 1 dog (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.
- b. Not more than 1 domestic cat.
- c. Any pet or animal which are housed in a cage, aquarium or similar and remain at all times within your home.

Additional Pet Rule

29. Nothing in the rules on Pets within 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

30. Hosepipes and sprinklers must not be left on unattended.
31. You must only use fire extinguishers or hydrants (where available) in case of fire.
32. You must protect all external water pipes from potential frost damage.

Vehicles and parking

33. You must drive all vehicles on the park carefully, within the displayed speed limit and no faster than 5 mph.
34. You must not park on the roads or grass verges
35. You must not park anywhere except in the parking space (s) allocated to your home. Only 1 car is permitted per home, unless prior written approval has been obtained for the provision of a second car on residents' own plot (which will not be unreasonably withheld or delayed).
36. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, with the exceptions of commercial vehicles operated by the park owner and their family, 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

37. You must advise visitors to park in the designated visitor car park.
38. You must ensure at least one member of any household owning a vehicle on the park must possess a current driving licence and insurance. All vehicles must be taxed and in a roadworthy condition.
39. 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.
40. 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

41. 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

42. Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted, homeowners must use reasonable endeavours not to depart from the original exterior colour-scheme and finish.

Written requests for approval are to be sent to: Birch's Park Homes Ltd., Bluebell Woods, Ely Road, Waterbeach, Cambridgeshire CB25 9NW. Any requests in writing will not be unreasonably withheld or delayed.