

# **PARK RULES FOR BIDDULPH PARK**

## **Preface**

In these rules, 'occupier' means anyone who occupies a park home or guest of such occupier who holds 1983 Mobile Homes Act Agreement, 'you' or 'your' refers to the homeowner or guest or 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 all 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.

## **Condition of the Pitch**

1. You must not erect fences or other means of enclosure unless we have approved in writing (which will not be unreasonably withheld or delayed). 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.
2. You must not have external fires, including incinerators.
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.
5. You are responsible for the maintenance of the pitch.
6. You must keep your park home in a sound and clean condition. No external alteration or addition is permitted without our prior written consent so as to comply with the parks site licence conditions and fire safety requirements.

## **Storage**

7. Only approved non combustable storage sheds are allowed on the park so as to comply with the parks site licence and fire safety requirements. Any further storage must be approved in writing.

## **Refuse**

8. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service.
9. You must not deposit any waste or rubbish other than in local authority containers on any part of the park.

## **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 business purpose. However you are at liberty to work individually from home by carrying out any office work of a type that does not create a nuisance to other occupiers and does not include 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 shall reside in the park home unless we have approved in writing.
12. The park home may only be used by the occupier, members of family and bona fide guests and shall not exceed the specified number of berths.

**Pets**

13. Only one small dog may be kept per home. You must obtain written consent from the site owner prior to owning or keeping, permanently or temporarily any dog. This does not prevent you from keeping an assistance dog. Under no circumstances should pets or visitors pets be allowed off a leash or to despoil the park.

**Water**

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

**Vehicles and Parking**

15. You must drive all vehicles on the park carefully and considerately and under 10mph.

16. You must not park anywhere except in the permitted parking spaces.

17. 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.

18. You must hold a current driving licence and be insured for any vehicle you drive on the park. You must also ensure that any vehicle you keep on the park is taxed in accordance with the requirements of law and is in a roadworthy condition.

19. Disused or unroadworthy vehicles must not be kept anywhere on the park.

20. You must not carry out any works to your vehicle which includes dismantling parts of the engine or removal of oils and other fuels.

21. No caravans or motorhomes are allowed to be stored on the park unless by prior arrangement.

**Weapons**

22. You must not use or display guns firearms and offensive weapons 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.

**Social Behaviour**

23. No ball games allowed on the park.

24. Musical Instruments including any type of hifi and stereo equipment must not be used to cause nuisance to others especially between the hours of 9.30pm and 8.00am.

25. Access is not permitted to vacant pitches.

26. You must not use or allow your guests to use foul or abusive language or threatening behaviour.