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Forde House,
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For the attention of Mr. David Eaton

Monday, 9th February 2015

Dear Sirs

Re: Beechwood Residential Park, Dawlish Warren – Deposit of Site Rules

Following completion of a Site Rules consultation, we enclose the Site Rules which are being implemented on this site.

If you have any queries, please do not hesitate to contact us.

Yours faithfully

Julia A Martin
Director

RESIDENTIAL PARK RULES FOR

BEECHWOOD RESIDENTIAL PARK, DAWLISH WARREN, DEVON

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 of 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.

I. Introduction

The following rules are in place for the good management of the park and the benefit of all who use it. **These rules form part of the Agreement by which you occupy your pitch in accordance with the Mobile Home Act 1983 (or as amended).**

The rules are designed to ensure that all park home residents may live peacefully in unspoilt surroundings and have not been compiled to place unnecessary restrictions on residents.

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 24 November 2014.
- 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.

2. Complying with Park’s Site Licence

Park Home owners must not do, or allow to be done, anything to the home or the pitch which might breach any of the conditions of the Park Owner’s Site Licence. A copy of the current Site Licence is available from Head Office.

3. The Park Home

Only park homes (mobile homes) of proprietary manufacture, this is to say not homemade, which conform to the statutory definition of a caravan contained in the relevant legislation, are permitted on the park.

4. The Condition of the Park Home

Homes must be kept in a sound state of repair and the outside of the home maintained 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.

Park Homes must be maintained at all times in a suitable condition so that they can be moved from one pitch on the park to another.

Building works, external alteration of, or addition to the home except any repairs or maintenance, is not permitted without the prior written permission from the Park Owner (which will not be withheld unreasonably).

If external contractors are to be employed to carry out any work to the home you should ensure that they are competent to do the work proposed by you in order to maintain a safe environment on the Park.

5. Condition of the Pitch

None of these rules is to have retrospective effect

Park Home owners must maintain their pitch, including any outbuildings, belonging to or enjoyed with the pitch, in a clean and tidy condition.

For reasons of ventilation and safety the underneath of each home is to be kept clear and not used as storage space.

The description of a pitch includes the garden area surrounding the park home and includes the land upon which the park home is sited.

Public places and paths should not be littered in any way.

Private gardens, where permitted, must be kept neat and tidy. Fences or other means of enclosure should be a maximum of 3ft 6" in height and of picket type. This is to ensure clear visibility on the Park and should only be erected once you have obtained approval in writing from the Park Owner (which will not be withheld unreasonably 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.

Park home owners must not, without prior written consent of the park owner (which must not be reasonably withheld), carry out the following:

- ✓ Building works to the park home or the pitch except to the extent necessary to carry out any repairs or maintenance.
- ✓ Paving or hard landscaping, including the formation of a pond
- ✓ Planting, felling, lopping, topping or pruning of any trees

External fires, including incinerators, are not allowed.

Park home owners must keep any footpaths on the pitch in a good and safe state of repair and condition.

No inflammable or explosive substances may be kept on the park home owner's pitch except in quantities reasonable for domestic use. All types of fuel storage, protection and screening must be approved by the Park Owner before purchase or construction and be capable of removal by the park home owner on vacation of the pitch.

6. Sheds, Porches etc.

Only one storage shed on the pitch is permitted. 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.

You must ensure that any shed 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.

7. Refuse

The park home owner is responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Containers must not be over-filled and must be placed in the approved position for the local authority's regular collections.

The deposit of any refuse or unroadworthy vehicles on any part of the park owner's land is strictly prohibited.

8. Commercial Activities

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.

9. Liability & Insurance

The Park Owner, their employees and agents are not liable for actions resulting in death or injury unless arising from their own negligence or other breach of duty.

If the park home owner is in breach of their Agreement, as a result the park owner incurs costs, the park home owner must pay all reasonable costs resulting from claims, charges and expenses reasonably incurred in relation to the breach of the agreement.

Park home owners must insure and keep the park home insured with an organisation that is registered with the Financial Services Authority against loss or damage by fire and liabilities to other people and property.

Park home owner must produce a copy of the insurance policy to the park owner upon request together with any evidence that the site owner may reasonably request as proof of insurance.

10. Nuisance

Park home owners must not do, or allow to be done, anything on the park which may:

- (i) Be or become a nuisance to or cause annoyance, inconvenience or disturbance to the park owner or anyone else who lives on or uses the park.
- (ii) Cause damage to any property belonging to the park owner or anyone else, or to any adjoining or neighbouring property and must not use or permit the park home to be used for illegal or immoral purposes.
- (iii) Be a criminal offence.

Park home owners will be held responsible at all times for the conduct of grand-children and visiting children who must not be permitted to play around any public building, on the car parks, or in the area of the entrance of the park.

Musical instruments, CD/or any musical players, radios and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30pm and 8.00am.

II. Pets

Not more than two 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 on the park. You must keep any dog on a leash not exceeding 1m in length and must not allow it to despoil the park.

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.

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. A similar requirement not to cause a nuisance applies to tenants and again this includes the behaviour of pets and animals.

12. Water/Electricity/Gas etc.

The park home owner must not permit waste water to be discharged onto the ground.

Fire point extinguishers may only be used in appropriate circumstances, i.e. In the case of emergency.

All external water pipes must be lagged by the park home owner against potential frost damage; the park home owner will be liable for any loss of water due to their failure to do so or from any other failure on the section of the water service for which the park home owner is responsible, i.e. from ground level upwards.

The park home owner is responsible for the sewerage connections from ground level upwards, for electrical connections and gas connections from the meter housing.

Park home owners are responsible for ensuring that electrical, solid fuel, oil and gas installations comply at all times with the requirements of the relevant legislation.

Park home owners are required to ensure the safety of all gas and electrical installations fitted to the park home including the safe installation and operations of any gas bottles connected to the home. It is recommended that all work on gas, electricity and water systems be carried out by suitably qualified, competent persons.

13. Occupants of the Park

Beechwood Park is a strictly over 50 years of age site and no persons under the age of 50 may reside in the park home.

The park home owner must not permit a greater number of persons to live in or occupy the park home than the maximum number specified in the Written Statement.

The park home must not be hired and accommodation must not be rented to paying guests.

There must be no subletting or parting with possession of the whole or part of the park home or pitch.

Reasonable notice of intention to sell or assign the park home must be given to the park owner. Not less than 28 days' notice will be accepted as reasonable.

14. Vacant Pitches

Access is not permitted to vacant pitches. Building materials, equipment and/or plant must be left undisturbed.

15. Vehicles

All vehicles must be driven carefully on the park. Speed humps are in place as a "calming" measure to slow traffic visiting the park.

Parking is not permitted on roads or grass verges.

Park home owners and other permitted entrants may bring vehicles on to the park. The park owner will not be liable for any theft or damage unless arising from their own negligence or other breach of duty.

Vehicles must keep to authorised parking spaces.

All vehicles must be taxed and insured as required by law and be in running order.

Disused/unroadworthy vehicles must be removed from the park and the park owner reserves the right to remove any vehicle, which is apparently abandoned, without the consent of the vehicle owner.

No major repairs may be permitted on the park owner's land. Motor oils and other fuels of that nature must not be discharged into the drains or onto the roads.

Commercial vehicles, motorhomes, caravans, boats and trailers are not permitted to be parked on the park without the approval of the Park Owner (which will not be withheld unreasonably)

These rules do not have retrospective effect. If the keeping of a vehicle complied with the previous rules, an occupier will not be treated as being in breach when these rules take effect.

No more than two cars are permitted to each home.

16. Fire Precautions

All park homes must be equipped with a fire extinguisher/blanket which conforms to the requirements of the Fire Officer.

The park home's chimney flue and cowl must be kept in good repair. Sparks or objectionable smoke should not be discharged.

It is recommended that a fire extinguisher of the dry powder type not less than 1kg capacity should be installed in each park home. Please note – other types of fire extinguisher can be dangerous in confined spaces.

17. Miscellaneous

The erection of any pole, mast wire, dish or other communications receiving equipment may only be carried out with the prior written consent of the park owner (which will not be withheld unreasonably) and the park home owner must have suitable public liability insurance cover.

Within 28 days of the Mobile Home Agreement 1983 (or amended) coming to an end (however this may occur) the park home owner must arrange for the disconnection and removal of the park home from the pitch and park and leave the pitch clean and tidy and any bushes, trees and shrubs undamaged. The park home must be removed by a competent experienced contractor. This agreement will have been issued on first purchase of the park home.

Guns, firearms or offensive weapons of any description must not be used on the park and must only be kept with a licence from the appropriate police authority and the written consent of the park owner.