

**WESTCOMBE PARK  
RULES 19/05/2015**

**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 any other agreement
- 'You' and 'Your' refers to the homeowner or other Occupier of a Park Home
- 'We', 'Our' and 'Us' refers to the Park Owners being Mr Robert & Mrs Sue Thorne of Devon Motorhomes, Torquay Road, Newton Abbot, Devon TQ12 5AT.
- 'Inception date' refers to the date these rules come into effect which is the date they are deposited with the local authority.

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 form part of the Agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983, as amended and are to be read and used in conjunction with the Express Terms of the Occupiers Written Statement.

None of these Rules is to have retrospective effect. Accordingly:

- they are to apply only from the inception date; 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.

These Rules also apply to the Park Owners and any employees (for so long as they live on the park) with the exception of Rule 19.

<b>1. Condition of Park Homes</b>		The external colour should be matt in either white or cream, any paint work should be non-flammable paint. Permission from the Park Owners must be granted should you wish to have any other colour.
<b>2. Alteration or Addition to Park Home or Pitch</b>		The Park Home must not be repositioned on the Pitch without the permission of the Park Owners. Any alteration to the pitch must also have the approval of the Park Owners (which will not be withheld or delayed unreasonably), however, for fire safety purposes car ports are not allowed
<b>3. Pitch Cleanliness</b>		For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
<b>4. Maintenance of Electricity and Gas Supplies</b>	4.1	Occupiers are responsible for ensuring that electrical installations and appliances comply at all times with N.I.C.E.I.C or appropriate authority.
	4.2	Occupiers are responsible for ensuring that gas installations and appliances comply at all times with Gas Safe or appropriate authority.

	4.3	The Occupier shall supply and fit (using a suitably qualified electrical contractor) a suitable earth continuity conductor and an electrical current operated earth trip switch which must comply with the <u>Seventeenth</u> or later edition of the I.E.E. Regulations or their successors. The current operated trip switch shall have an operating current of no less than 30 amps and no more than 40 amps with a maximum tripping current of 30 milliamps. The trip must be kept in good working order at all times.
	4.4	Interference with other occupiers electrical equipment is not permitted.
	4.5	Occupiers are responsible for ensuring the water installation and supply comply at all times with statutory and regulatory requirements.
<b>5. Maintenance of Water Supply</b>		The Occupier must not permit waste water to be discharged onto the ground surface except by way of the site drainage systems. W.C. Cisterns and hot and cold water systems must be kept in good repair and not leak. Drains which are above ground in the immediate vicinity of, and attached to, the Occupiers Park Home or outbuildings are his/her responsibility. You must protect all external water pipes on your pitch from potential frost damage.
<b>6. Waste</b>		The Occupier is responsible for ensuring that all household refuse is deposited in approved containers which must not be over filled. These should have close fitting lids. They are to be emptied through the regular refuse collection service by the Local Authorities. You must not deposit any waste or unroadworthy vehicles on any part of the park (including any individual pitch).
<b>7. Noise</b>		Musical Instruments cd/record players, radios, other appliances, motor vehicles and motor cycles must not be used to cause nuisance to others especially between the hours of 10:30pm and 8:00am.
<b>8. Use of Motor Vehicles</b>	8.1	All vehicles must be driven carefully on the Park
	8.2	All vehicles must be taxed (or SORN) and insured as required by law and not overhauled on the Park. Unroadworthy and/or disused vehicles must be removed from the Park. We reserve the right to remove any vehicle which is apparently abandoned.
	8.3	Occupiers are required to park vehicles sensibly in the parking area provided or within their pitch. No vehicle is permitted to obstruct other occupiers and are responsible for not allowing their own visitors' vehicles to cause an obstruction. This is to allow access for emergency vehicles such as fire engines, ambulances etc.
	8.4	Only one vehicle per pitch is permitted unless permission was given by the Park Owners in writing prior to the inception date of these rules. Occupiers must make alternative arrangements outside the Park if they have more than one vehicle.
	8.5	Commercial vehicles of any sort, including light commercial or light goods vehicles as described in the vehicle taxation legislation, may not be parked in the Park overnight.

	8.6	Drivers must hold a current full driving licence.
	8.7	Motorhomes, Touring Caravans and Boats are not permitted on the Park Site, this is due to the parking facilities not being large enough to accommodate such vehicles. This does not effect those Occupiers who have their own individual parking spaces on their pitch.
<b>9. Sheds</b>		Storage sheds, fuel bunkers, porches or other similar structures must be approved by us in writing (approval will not be unreasonably withheld or delayed). All solid fuel stored outside storage sheds is to be placed in a concrete metal fuel bunker.
<b>10. Gardens</b>	10.1	Gardens. Private gardens must be kept neat and tidy. Trees planted by Occupiers remain the responsibility of the Occupier or the Occupiers successors. Park boundary trees and shrubs may not be cut down, removed or damaged and gardens will be left intact when the Occupier vacates the Pitch.
	10.2	Flora & Fauna. Shrubs, hedges and especially trees shall be kept to such a size that they shall not become unsafe or cause a nuisance to the Occupier and his/her neighbours.
	10.3	Refuse. Refuse may not be deposited anywhere on the Park or any land adjoining the Park.
	10.4	Greenhouses. Greenhouses shall be of metal, timber or concrete block construction and glazed as opposed to coverings of polythene or similar material. However, a greenhouse is not permitted within the 6m space between mobile homes unless it is constructed of non-flammable materials.
<b>11. Screening of Lines and Aerials</b>		Washing/rotary lines, TV aerials, dustbins, CB aerials etc must be reasonably screened from public view and not cause a nuisance to others.
<b>12. The Keeping of Pets</b>	12.1	A total of one cat or dog will be allowed per Park Home. Those homes with more than one cat or dog as of the inception date of these rules shall not replace their cat or dog upon its death unless it is the last pet in the home.
	12.2	Only cats, dogs, small birds, fish, small mammals and small reptiles may be kept upon the Park. Those dogs in the Dangerous Dogs Act 1991 or other similar legislation and all livestock are not allowed.
	12.3	Pets must not prevent the quiet enjoyment Occupiers are entitled to upon the Park. The owners of pets (especially applicable to dogs and cats) whose charges foul the public areas or other Pitches are responsible for collecting the excreta themselves and disposing of it hygienically.
	12.4	Dogs must be kept on a leash or securely restrained inside the Occupiers own Pitch. No dogs must be allowed to run free upon the Park.

	12.5	Pets are not permitted to be boarded on the Park Site commercially. Caring for pets (of a type and number which would be permitted on the Park if a pet of an Occupier) belonging to an Occupiers family or friends is permitted for periods not exceeding four weeks (even if the restriction on pet numbers is temporarily exceeded). Occupiers are permitted to care for pets of absent Occupiers.
	12.6	All cats or dogs of breeding age must be neutered or sprayed to avoid them having young and contravening this rule where numbers are concerned.
	12.7	If an incoming Occupier has cats or dogs they bring a maximum of two being 2 cats OR 2 dogs OR 1 cat and 1 dog. They may exceed the one cat or dog per pitch rule as above but upon the death of any of these pets they must abide by part 12.1 above. If any of the pets shall not be allowed.
	12.8	Nothing in rule 12 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.
	Note	<p>The Written Statement contains an undertaking on the part of the homeowner not to allow anything which is or becomes a nuisance, annoyance, inconvenience or disturbance to the Owners or other Occupiers of the Park. This is undertaking extends to the behaviour of pets and animals.</p> <p>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.</p>
<b>13. Vacant Pitches</b>		Access is not permitted to vacant Pitches. Building materials or other plant must be left undisturbed.
<b>14. Commercial Activity</b>		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 nor 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 at home by carrying out any office work of a type which does not create a nuisance to other occupiers.
<b>15. Entry</b>		No unauthorised exit or entrance to the Park shall be created.
<b>16. Equipment Belonging to the Park</b>	16.1	The Fire Fighting Equipment provided by and belonging to the Park Site must not be tampered with or used for any other reason or purpose than that for which it is intended. In particular fire hoses shall not be used for washing cars and a like.

	16.2	Structures such as Park Homes, electricity distribution boxes AND likewise equipment in these structures and all other Park equipment such as vehicles, electric cables, water mains, drains, fences, hedges, walls, roads, equipment etc, must not be interfered with, wilfully damaged or used for a purpose other than that for which they are intended. Those breaking this Rule will be charged for any necessary repairs.
<b>17. Weapons</b>		Guns, firearms or offensive weapons (including crossbows) of any description must not be used on the park and must only be kept with a licence from the appropriate police authority. Explosives may not be kept on the Park.
<b>18. Disputes with Park Owners</b>		Any Occupier being aggrieved by some action of the Park Owners with regard to the running of Westcombe Park and wishing to contact the Owners or Management must put their complaint in writing to Mr R & Mrs S Thorne at Devon Motorhomes, Torquay Road, Newton Abbot, Devon, TQ12 5AT
<b>19. Age of Governing Residency</b>		Occupiers of less than 55 years of age are not allowed to reside upon the Westcombe Park Caravan Site unless they are classified as an Occupier before the inception date of these Rules and/or are specifically mentioned in Par
<b>20. Oil Fired Boilers and Solid Fuel Fires</b>		Oil fired boilers and solid fuel fires are not permitted unless already installed. This is due to the obnoxious fuels which they can emit and the nuisance which has been caused to neighbouring Occupiers by these boilers and stoves.
<b>21. Fireworks, Bonfires and BBQ's</b>		Due to the proximity of Homes , and the flammability of felt roofs on some Homes, bonfires, incinerators and fireworks are prohibited upon Westcombe Park. Only has fired barbecues are permitted on Westcombe Park due to the fire risk posed by other types. Furthermore gas fired barbecues may not be used in the 6m space between park homes for fire safety reasons.
<b>22. Inflammable Substances</b>		Occupiers must not keep inflammable substances on the Park except in quantities reasonable for domestic use, suitably stored.
<b>23. Playing on the Site</b>		For the safety of residents, visitors and drivers, children are not permitted to play on the Park Site. This includes, but is not limited to, ball games, skateboarding and roller skating.

These Park Rules have not been compiled to restrict Occupiers but rather to ensure that they may live peacefully in unspoilt surroundings. It will be appreciated that a Park Home Occupier lives in much closer proximity to Neighbours than does a house dweller, and so certain rules have to be complied with in the interest of all Occupiers. Other rules are necessary so that the visual amenity of the Park is preserved. The Park Owners endeavour to apply all rules fairly and reasonably and trusts this will be your experience.