



BRONZEROCK  
V I E W

# PARK RULES

PARK RULES AS OF JULY 2016

NOTE: RULES FORM PART OF THE WRITTEN STATEMENT

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" 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. 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 33 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 13/07/2016; 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 (FOR SO LONG AS THEY LIVE ON THE PARK) TO THE PARK OWNER AND THEIR EMPLOYEES.

YOUR FOLDER INCLUDES;

YOUR PITCH PLAN

PARK LAYOUT PLAN

PARK 3D PLAN

YOUR WRITTEN STATEMENT

A COPY OF THE PARK LICENCE & TERMS

ORDER FORM & HOME SPECIFICATION

HOME WELCOME PACK

**PARK RULES**



## CONDITION OF THE PITCH

1. You must not erect fences or other means of enclosure unless they you have obtained our approval 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 make any improvements to the pitch which includes, but is not limited to, decking or garages unless you have obtained our prior written approval (which will not be unreasonably withheld or delayed). Any improvements must be positioned and/or built so as to comply with the park's site licence conditions and fire safety requirement. If any improvement to your pitch requires planning permission, you will be responsible for making the appropriate application to the local authority.
3. You must not have external fires, including incinerators but you are permitted to use a barbecue providing it is placed on a non-combustible surface.
4. You must not keep flammable substances on the park except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park.



## STORAGE

6. You must not have more than one storage shed on the pitch. 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. The footprint of the shed shall not exceed 2.5m<sup>2</sup>.
7. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 6 and any receptacle for the storage of domestic waste pending collection by the local authority.
8. 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.



## REFUSE

9. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. You must not overfill containers and must place them in the approved position for the local authority collections.
10. 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).
11. Business 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, other workers, customers or members of the public calling at the park home or the park.



## AGE OF OCCUPANTS

12. No person under the age of 50 years may reside in a park home.



## NOISE NUISANCE

13. 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 10.30pm and 8.00am.



## PETS

14. You must not keep any pets or animals except the following:
  - a. Not more than 2 dog(s) (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all).
  - b. Not more than 3 domestic cat(s).
  - c. Not more than 3 pets or animals that can be kept in a cage, aquarium or similar and remain at all times within your home. And you must not have more than a combined total of 4 pets from the list above.
15. You must keep any dog on leash not exceeding 3m in length.
16. You must keep any pet or animal under proper control and must not permit it to frighten or intimidate other users of the park, or to despoil the park. 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.
17. Nothing in rule 15 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.



## UTILITIES & SERVICES

18. You must not damage or interfere with the park's services including, but not limited to, the supply of gas, electricity, water and sewerage.
19. You must only use fire point extinguishers in case of fire.
20. You must protect all external water pipes located within your pitch from potential frost damage.



## VEHICLES AND PARKING

21. You must drive all vehicles on the park carefully which includes driving within the displayed speed limit and following the Park's one way system.
22. You must not park more than 2 vehicles on the park.
23. You must not park on the roads or grass verges.
24. You must not park anywhere except in the permitted parking spaces or the drive of your home.
25. Other than for delivering goods and services, you must not park or allow parking of the 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.
26. Other than for the purpose of loading and unloading, you must not park or allow the parking of motor homes or touring caravans at the park.
27. The following vehicles must not be stored anywhere on the park except within your garage:
  - (a) Trailers which have a volume capacity of 500kg or more; and
  - (b) Boats, boat trailers, jet-ski's or similar recreational items.
28. You must hold a current driving licence and be insured to drive any vehicle on the park. You must also ensure that any vehicle you drive on the park is taxed in accordance with the requirements of law and is in a roadworthy condition.
29. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
30. You must not carry out the following works or repairs on the park:
  - (a) major vehicle repairs involving dismantling of part(s) of the engine.
  - (b) works which involve the removal of oil or other fuels or other hazardous materials or liquids.



## WEAPONS

31. 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

32. Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or re-covered homeowners must use one of the following colour schemes:
  - a. White;
  - b. Off white;
  - c. Cream;
  - d. Light grey; or
  - e. Hessian.



## GARDENING

33. You must not dig holes anywhere on the park including your pitch except for the planting of shrubs and flowers or if you have obtained our approval in writing (which will not be withheld or delayed unreasonably). Any holes dug must be no deeper than 12 inches.
34. You must not landscape, plant nor interfere with any communal areas of the park.
35. You must take care not to damage retaining structures that may be part of your pitch.
36. You must not store garden waste or cuttings on your pitch in order to create compost or for any other purpose.
37. You must dispose of your garden cuttings and garden waste in a responsible manner either by contacting the local authority or by depositing such garden cuttings in the composting area in the far south west corner of the park which has been clearly marked.



## USE OF THE MEADOW

38. The park has benefit of a meadow towards the Western side of the park. The meadow is for general recreational use by park residents only. It must not be used for:
  39. The exercising of dogs;
  40. The playing of ball games; nor
  41. anything that could be deemed to generate a noise or cause a nuisance to nearby residents both on and off the park.



## SECURITY

42. The park is accessed via a security gate which uses a key pad code and key fob. You have been issued with two key fobs and you must make sure these are not lost or damaged. You must not pass-on, duplicate or otherwise copy a key fob in any circumstances. You must return both key fobs when you sell your home.
43. The key pad code will be changed from time to time and you will be notified in writing of this change by the park owner.
44. If your key fob is lost, damaged or stolen you must inform the park owner with immediate effect so that arrangements can be put in place to issue you a new key fob and protect the security of the park.



## SEAGULLS & WILD ANIMALS

45. Please do not feed wild animals under any circumstances.
46. Do not entice or encourage wild animals to enter the park.