

# **WILBROOK MANAGEMENT LIMITED**

## **PARK RULES**

**BROOKSIDE PARK, STAGSDEN  
ROAD, BROMHAM.**

**And**

**WILBY PARK, MAIN ROAD, WILBY**

**AUGUST 2014.**

## **Preface**

In these rules:

- 'Occupier' means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 2013 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.

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 on 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 31 about the colour of the exterior of the home, as someone renting their home would not be responsible for exterior maintenance.

## **Condition of the Pitch**

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
2. You must not erect fences or other means of enclosure over four feet in height unless they are supported by concrete posts and runners, to be removed for access by fire-fighters and you have obtained our approval (which will not be unreasonably withheld). You must position fences and any other means of enclosure so as to comply the park's licence conditions and fire safety requirements.
3. All the trees on the park are our property. They must not be interfered with.
4. You must not have external fires, including incinerators. Barbeques are allowed but must not be left unattended and a means to extinguish must be available, should the need arise.
5. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
6. You must not keep explosive substances on the park.

## **Storage**

7. 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 unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirement.

8. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 7 without approval in writing.
9. You must ensure that any structure erected in the separation space between park homes is of non-combustible construction and positioned so as to comply with the park's licence conditions and fire safety requirements.

### **Refuse**

10. You are responsible for the disposal of all household, recyclable and gardens 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.
11. You must not deposit any waste or unroadworthy vehicles on any part of the park (including any individual pitch).

### **Business activities**

12. 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**

13. No person under the age of 40 years may reside in a park home.
14. Children visiting must not be allowed to interfere with the quiet enjoyment of the Park by other residents. No Ball Games are allowed.

### **Noise Nuisance**

15. You must not use musical instruments, all forms of recorded music players, radios and 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**

16. You must not keep any Dogs at the park home or on the pitch, other than 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. No more than two of any other household Pet will be allowed.

### **Water and Drainage.**

17. You must protect all external water pipes from potential frost damage. You must not dispose of ANY materials, other than toilet tissue, into the Sewage system.
18. Laundry must be hung out in an unobtrusive manner, preferably on rotary washing lines.

### **Vacant Pitches**

19. You must not access vacant pitches and must not disturb building materials and plant.

### **Vehicles and parking**

20. You must drive all vehicles on the park carefully and within the displayed speed limit.
21. You must not park more than two vehicles on the park.
22. You must not park on the roads or grass verges.
23. You must not park anywhere except in the permitted parking spaces.
24. You must not park commercial vehicles with a carrying capacity of over 800kg on the park with exceptions of commercial vehicles operated by the owner, his family and the park warden.
25. Motor Homes will be allowed provided there is adequate space and suitable parking on the residents pitch.
26. You must hold a current driving licence and be insured to drive any vehicle you drive 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. Proof of taxation will be available for perusal if asked for by any member of Staff.
27. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
28. 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.

### **Fire Precautions**

29. You are recommended to have in your park home a fire extinguisher and fire blanket conforming to the relevant British Standard.

### **Weapons**

30. You must not use guns, firearms and offensive weapons (including crossbows) on the park and you must only keep them if you hold an appropriate licence.

### **External Decoration**

31. Homeowners must maintain the outside of their park home 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.