

WOODBINE CLOSE PARK RULES (Over 50s Park)

The following rules of occupation are for the good of the management of the Park and for the benefit of all who use them. These rules form part of the agreement by which you occupy your pitch in accordance with the Mobile Homes Act 1983 and the amended Housing Act 2006 referred to Part IV Express Terms of Agreement.

The rules have not been compiled to place unnecessary restrictions on residents. Certain rules are in the interests of residents and others are necessary to preserve the visual amenities of the Park. We are sure that provided the rules are accepted in the right spirit, our Park will continue to be a happy community. It should be noted that this is a "strictly over 50's Park". It is the responsibility of the seller to inform the Purchaser of the compliance to the Site Rules.

1. Homes must be kept in sound clean condition. Decoration and external colour must be maintained. Wheels must not be removed nor the home repositioned. Any external addition to the home must comply with site licence conditions.
2. The company does not accept any liability whatever for any loss or damage to the property including the park home of the occupier, his family for any visitor to the park, unless the damage is caused by negligence of the company or the company's employees. The occupier must insure the home, particularly in respect of public liability. This is normally covered by household insurance.
3. Occupiers will maintain the plot allocated in a tidy condition free from litter and refuse. The underneath of each home is to be kept clear and not used for storage, to enable the company to conform with the conditions of the Site Licence issued by the Local Authority. Where occupiers are not keeping their gardens clean and tidy they will be given 28 days to see that it has been done, and then offered numbers of gardeners that can help them.
4. The description of a plot is the garden area surrounding the home, which can be defined by either a fence or natural boundary line or posts.
5. The planting of trees and shrubs is allowed on the homeowner's pitch only. Shrubs that are formed into a hedge must not be permitted to grow any higher than two metres as per the Site Licence, or interfere with any neighbour's pitch.
6. Any fences that are erected by the homeowner must not be any higher than 2 metres or 6 ft fence panel with 6 inch gravel board as per the site licence. Any damage that is caused to underground cables the homeowner will be held responsible for.
7. The park home may only be used by the occupier and members of their permanent household and bona fide guests. Occupiers will be held responsible at all times for their household and guests. The number of persons occupying the park home shall not exceed the number for which the home was designed. Sub-letting is not permitted.
8. Occupiers shall at all times conduct themselves with due regard to their neighbours. Radios, audio systems, television sets and musical instruments etc. must be kept to a reasonable volume, which causes no annoyance to the other occupiers.
9. No occupier shall do any act or action that may be or become nuisance, damage, annoyance or inconvenience to the company or any residents on the park. If a resident causes damage to the park owner's property or another resident's property, they will be asked to leave following court procedures to reclaim the pitch. No home should be used for illegal or immoral purposes.
10. External fires and incinerators are not allowed. Barbecues are allowed, preferably gas barbecues or disposable ones that can be extinguished after use.

11. Pets must be kept under control at all times. Dogs must be kept on a lead whilst on the park and kept under proper control. If any dogs foul on the park whilst being walked, the owners must pick up the dog waste and dispose of it in their own bins.
12. Sheds may be permitted on each plot but only to a maximum size of 8x6 feet and positioned to comply with the site licence. No inflammable or explosive substances may be kept on the occupier's pitch except in quantities reasonable for use.
13. The occupier is responsible for the disposal of all household and garden waste in approved containers through the local authority service. Containers must not be overfilled and must be placed in the approved position for weekly collections.
14. All vehicles must be driven carefully on the Park not exceeding the displayed speed limit. All vehicles brought on to the Park are at the owner's own risk.
15. Vehicle owners must keep to authorized parking. The company is only obliged to provide one car parking space per household. Occupiers with more than one vehicle may extend their parking on their plot to incorporate a second vehicle. All vehicles must be parked on a hard standing and not on grass verges.
16. All vehicles must be taxed, insured and hold a current MOT as required by law (Road Traffic Act 1960) and be in running order.
17. Other than for delivering goods and services to the site, residents must not park their own commercial vehicles, or allow the parking of any other commercial vehicles on the park overnight this includes (a) light commercial or light goods vehicles as described in the vehicle taxation legislation, and (b) vehicles intended for domestic use, but which are derived or adapted from such a commercial vehicle. However, this excludes such vehicles that are converted for disabled people. Touring caravans, motorhomes, boats and camper vans are not permitted on the Park.
18. Disused/end of life vehicles must be removed from the park, and the company will remove any vehicle that is apparently abandoned after trying to contact the owner, and giving 28 days' notice for the owner to move it or the company will arrange for it to be removed and they will be charged for any costs that are incurred. Motor oils and other fuels of that nature must not be discharged into the drains or on to the road or car park.
19. Work or compound entrance gates, garage doors and double yellow lines must be kept clear at all times. Any vehicles found to be blocking these entrances/lines will be removed, as the access has to be clear for emergency vehicles.
20. The company reserves the right to levy a charge in respect of any vehicle found or parked or kept within the confines of the park in breach of paragraphs 15 -19 above. The rendering of such charge by the company and the payment by the occupiers in no way implies acceptance by the company of any breach by the occupiers of paragraphs 15 -19 above, nor removes from the occupiers obligations contained in and placed upon them by paragraphs 15 -19 above.
21. All park homes must be equipped with a fire extinguisher or blanket that conforms to the requirements of the Fire Officers committee. The chimney cowl must be kept in good state of repair and sparks or objectionable smoke should not be discharged. Occupiers must not use the fire hydrants/points provided, for other than the emergency use intended.
22. Pitch fees are payable at the rate and frequency prescribed in your agreement and are exclusive of all rates and taxes and other outgoings of an annual or recurring nature.
23. Occupiers are responsible for ensuring that all electrical and gas installations are carried out by qualified contractors and must comply with current legislation.

24. All external water pipes shall be lagged against frost by the occupier who will be liable for any loss of water due to the occupier's failure to do so or from any other failure of the water section that the occupier is liable for i.e. from the underground stopcock underground level upwards. The occupier is responsible for the sewage connection from ground level upwards and from electrical connections from the meter housing unit. All new occupiers will be told where their stopcock is. Owners who purchase their homes second hand should be informed by the Seller.
25. Disconnection and removal of park homes from a plot shall only be carried out by the company at the occupier's expense, in line with current costs.
26. All vacant pitches will be cordoned off and the Company will not be held responsible for any accidents on vacant pitches if a person has trespassed.
27. It is forbidden to carry offensive weapons or any other objects likely to give offence on the Park. Guns and firearms of any kind shall not be used on the Park and shall only be kept with a licence from the local police authority.