

## **HEATHLANDS PARK – SITE RULES**

The following Site Rules are intended to ensure that acceptable standards are maintained on the Park for the benefit of residents generally, and to promote and maintain community cohesion on the Park.

The rules form part of the terms of the occupation agreement between the Park owner and each resident living on the Park, and must be followed to ensure that good order is maintained on the Park at all times for the benefit of all occupiers.

### **The Pitch**

- 1 Shrubs and bushes are only permitted if they have gaps between their foliage as so not to form a continuous hedge. No shrub or bush may be higher than 1 metre tall, and no two shrubs may have trunks closer than 1 metre apart. Occupiers are responsible for maintaining all shrubs, bushes and other vegetation on their pitches in a safe, neat and tidy condition at all times.  
With regards to the height this will only be implemented when the local council/government legislation requests this.
- 2 In order to maintain the open-plan layout of the Park, fences are only permitted where the rear of an occupier's pitch adjoins the boundary of the Park and where the occupier has obtained prior written approval from the Park owner (which will not be unreasonably withheld) for a fence to be erected. To prevent the risk of the spread of fire, fences are not permitted in the separation space between park homes.
- 3 Only Park Homes (Mobile Homes) of proprietary manufacture which conform to the definitions contained in the Caravan Sites and Control of Development Act 1960, the Caravan Sites Act 1968 and the Mobile Homes Acts of 1975 and 1983 and comply with BS 3632 shall be allowed to be transferred to a new occupier. Non-complying Park Homes (Mobile Homes) which are subsequently brought up to the said standards shall be allowed to be transferred to a new occupier.
- 4 Occupiers are not permitted to keep any flammable substances on the Park except for their reasonably necessary domestic use.
- 5 For health and safety reasons occupiers may not store any items underneath their home at any time.
- 6 For the safety of occupiers, bonfires, barbecues, incinerators and other external fires are not permitted on the Park.
- 7 No explosive materials may be kept on the Park.
- 8 No guns, firearms or other offensive weapons may be kept on the Park except where the occupier holds a valid licence from the appropriate authority. In such case the occupier must take all necessary precautions to

keep the weapon stored safely. No such weapons may be used on the Park at any time, even where the occupier holds a valid licence.

- 9 Occupiers or their guests must not damage, remove or interfere with any equipment, property, flora or fauna on the Park which is owned by the Park owner or any third party.
- 10 Occupiers are responsible for the conduct of children in his/her custody and those of visitors, who must supervise the children at all times, so that they do not disturb other residents on the Park.
- 11 Park homes shall not be sublet.
- 12 Occupiers are responsible for ensuring that all electrical and gas installations and appliance in their home are safe and comply with current standards.
- 13 Occupiers are responsible for ensuring that their pitches are maintained in a safe and accessible condition (including removing trip hazards, and keeping paths clear from ice and snow) at all time.
- 14 Washing lines are to be reasonably screened from public view and consent is required from the Park owner before erecting an aerial.

### **Improvements**

- 15 Homes must be kept in a sound and clean condition, external decoration and colour must be maintained to the satisfaction of the Park owner. Wheels must not be removed, nor the Home re-positioned without permission.
- 16 Occupiers must maintain their homes in a sound state of repair and condition (including being capable of movement from one place to another without undue risk of damage) at all times.
- 17 Any occupier who wishes to carry out improvements to their home or pitch must make a written request to the Park owner in advance setting out the details of the proposed improvements. No improvements may be carried out to the pitch or to the exterior of the home without the prior written permission of the Park owner, which will not be unreasonably withheld.

### **Sheds, etc**

- 18 Only one storage shed and one green house is permitted per pitch. The size, type, material, location and design of the shed must be approved in writing in advance by the Park owner (which will not be unreasonably withheld). No shed which exceeds [6 feet in length, 5 feet in width or 7 feet in height] will be permitted. It is the responsibility of the occupier to ensure that their shed is adequately maintained and kept in a neat and tidy

condition at all times. To adhere with fire regulations, the storage shed must be made of metal.

### **Refuse**

19 Occupiers are responsible for the disposal of their household waste, including garden and recyclable waste. Waste must be deposited in the appropriate bins or containers provided, which must be left in the correct location for collection by the local authority on the appropriate day. Solid fuel ashes must not be discharged onto the Park.

20 Occupiers or their visitors must not leave litter on the Park except in the bins provided.

### **Prohibition of Business Activities**

21 The Park is intended for residential use only. Occupiers are not permitted to carry on any business activities from their mobile homes, their pitch or any other part of the Park.

### **Age Limit**

22 No person under the age of 65 years is permitted to live on the Park as their only or main place of residence. The Park owner may require an occupier to provide proof of age. All residents must be retired from work.

### **Noise Nuisance**

23 Musical instruments, music players and other appliances must not be used in such a way as may cause a nuisance or disturbance to others, particularly between the hours of 10.30 p.m. and 8.00 a.m.

### **Pets**

24 Pets are not permitted on the Park.

### **Water Supply**

25 The use of sprinklers is forbidden.

26 All occupiers must take appropriate steps to safeguard their external water pipes against damage or bursting from frost. Occupiers are responsible for maintaining the visible pipework on their pitch at all times.

27 Water must only be discharged through the service pipes connected to each home.

### **Vacant Pitches**

28 Access to the Park owner's workshops and vacant pitches by occupiers or their guests is not permitted, and occupiers must not tamper with or move building materials, plant or machinery.

### **Vehicles and Parking**

29 All vehicles must be driven on the Park safely and with due care and attention, and must not exceed the stated speed limit on the Park of 10 mph. The one-way system is to be strictly observed, and vehicles may not reverse around the road system.

30 Parking is not permitted except in designated parking spaces.

31 Roads must be kept clear at all times for access by emergency vehicles.

32 As required by law, all vehicles used on roads on the Park must be taxed, insured and in roadworthy condition, and driven only by persons who are insured to drive them and who hold a valid driving licence for the type of vehicle being driven.

33 Abandoned or unroadworthy vehicles must not be kept or used on the Park, and the Park owner may take appropriate steps to remove such vehicles from the Park.

34 Repairs or maintenance to vehicles which may involve the draining of motor oils or similar substances on the roads or into the drains on the Park are prohibited.

35 Vehicles with a Gross Vehicle Weight in excess of 1.5 tonnes may not be kept on the Park overnight.

36 Residents are permitted to keep one vehicle per home on the Park. Any additional vehicles must be authorised by the site owner and a fee may be charged.

37 Touring caravans may not be kept on the Park overnight, only allowed on for loading and unloading.

### **Fire Precautions**

38 It is forbidden to tamper with or to interfere with any of the fire-fighting equipment on the Park. Fire point hoses and other fire-fighting equipment must only be used in case of emergency.

39 All mobile homes must be equipped with a smoke detector and a fire extinguisher/fire blanket which conforms to the relevant British Standard.

40 A fire risk assessment is available for inspection in the Park office during normal business hours, and all residents should familiarise themselves with the information provided.

