

PARK RULES – WHITEARCH PARK, BENHALL, SAXMUNDHAM, SUFFOLK

The following rules for occupation are for the good management of the park and benefit of all who use it. The rules form part of the agreement by which you occupy your pitch in accordance with the Mobile Homes Act 1983. They have not been compiled to place unnecessary restrictions on residence but rather to ensure that residents may live peacefully in unspoilt surroundings.

1/ The Unit

- (a) No external alteration or addition to the home or pitch is permitted without the prior written permission from the park owner to ensure compliance is met with legislation.
- (b) Extensions or alterations to a home may in addition require planning consent or building regulation and the occupier is responsible for obtaining the same, paying all fees in connection therewith and complying with any conditions imposed.

2/ Condition of the pitch

- (a) Private gardens must be kept neat and tidy and no fence or other means of enclosure shall be allowed without the prior written approval of the park owner in accordance with the site licence and fire safety requirements.
- (b) Gardens must be of an ornamental nature only, Vegetables gardens are NOT permitted.
- (c) Bonfires (including incinerators) are NOT permitted.
- (d) Access roadways and paths on the park shall not be obstructed at any time nor litter allowed to accumulate thereon. No parking on grass verges is permitted.
- (e) On plot parking must be a hard standing of either concrete, block paving or tarmac.
- (f) Planting of new hedgerows is not permitted without the prior written permission from the park owner.
- (g) The space under the home is for ventilation and access only NOT for storage.
- (h) Where the home exterior is painted reasonable endeavours must be used not to depart from the original colour scheme.
- (i) All meters, gas, water, electricity are to be kept clear of obstruction so that they can be easily read by Park owner/park owners staff.
- (j) Planting of trees is not permitted without the written permission from site owner due to services beneath ground
- (k) No trimming of trees is permitted on the park without written approval from the park owner

3/ Statutory Authorities

Everyone using the park is required to comply with the regulations of the site licence, Water company and any other statutory authority.

4/Refuse

- (a) 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 over filled and must be placed in the approved position for weekly collections.
- (b) Matter likely to clog drains should be wrapped and put into the refuse container as should sanitary towels , disposable nappies, non-biodegradable wipes and cotton buds. These items should not be put down the toilet.
- (c) The deposit of any refuse on any part of the park owners land is strictly prohibited.

5 /Occupation

- (a) The home may be used by the resident and members of his/her permanent household and bona fide guests only. On no occasion shall the number of persons occupying or using the home exceed the specified number of births.
- (b) No person shall be permanently resident on the park who is under the age of 50 (Fifty) years, except for the Park owner and park owners family or park owners staff.
- (c) The resident is not permitted to sublet or part with the possession of the whole or any part of the home or pitch nor to take in lodgers.
- (d) You must not use the home pitch or park for any business purpose, storage of stock, plant, machinery or equipment used for business purposes. You may carry out office work which does not cause a nuisance to neighbours or involve staff or public visiting the home or park.

6/ Pets

- (a) No cats are permitted on the park
- (b) Dogs which are not in the Dangerous Dogs Act 1991, are permitted on the park at a maximum of two per home. Assistance dogs are permitted.
- (c) Dogs must be confined to the occupiers pitch apart from exercise when at all times dogs must be kept on a lead, not foul the paths, roadways or other pitches on the park. No other pets are permitted unless housed in a cage, aquarium or similar and remains within your home.
- (d) Pets causing nuisance or deemed to be dangerous can be removed from the park permanently upon the Park owner giving seven days notice of this requirement.

7/ Vehicles

- (a) All vehicles (maximum of 2 per home) must be driven carefully on the Park.
- (b) Vehicles must be kept to authorised parking spaces except where individual parking spaces and/or garages have been provided on the pitch.
- (c) No vehicle shall be parked on a road except for temporary unloading or in an emergency.
- (d) Vehicles must be taxed and insured as required by law and drivers must hold a current driving license and insurance to drive.
- (e) Disused vehicles must be removed from the park and the Park owner(s) reserves the right to remove any vehicle which is apparently abandoned, without the consent of the owner thereof.
- (f) Vehicles must be classed as private light goods vehicles, vans must be of a car derivative.
- (g) No holder of a provisional license may drive a vehicle on the park.
- (h) The speed limit is 10mph
- (i) Motorhomes and touring caravans are permitted for 24 hours only for loading/unloading.
- (j) No major works to vehicles are permitted involving dismantling or the removal of fluids.

8/ Noise

All residents should have regard for the comfort of others.

9/ Fire Precautions

It is the responsibility of all residents to familiarise themselves with the fire fighting installations on the park. No flammable substances are to be kept unless of a reasonable quantity for domestic use.

10/ Water

- (a) No sprinklers, except those used by the park owner may be used.
- (b) Hand held hose pipes are permitted but only for use where a "gun" attachment is fitted for a direct water supply and a meter.
- (c) You must protect all external water pipes from potential frost damage.

11/ Vacant pitches

Access is not permitted to vacant pitches and any building materials for the time being thereon or other plant must be left undisturbed.

12/ Miscellaneous

- (a) Guns, firearms or offensive weapons of any description shall not be used on the park and shall be kept with a license from the police authority and written consent of the park owner.
- (b) Washing shall not be displayed in front gardens of the home and such display limited to the rear garden of the home for the minimum time reasonable.
- (c) Residents are responsible for making these rules known to members of their permanent household and to guests or visitors to their home and indemnify the park owner in respect of the consequences of all actions by themselves or such persons.
- (d) Hot tubs are not permitted on the park.



- (e) Smoking is not permitted within or around woodland areas
- (f) To retain the integrity of the Park, garden gnomes along with other decorative statues/ornaments are not to be placed in the front of the gardens. Rear gardens only. Selected statues are allowed in the front garden.
- (g) Extra external lightning must be approved by the Park owner.
- (h) No electric points for charging of cars.
- (i) Any changes to gas hobs must be strictly by permission of the Park owners.

13/ Structures must be made of a non-combustible material and require landlord consent to comply with the site license and fire safety regulations.