

SHEEPBRIDGE MOBILE HOME PARK

(Proprietors: Ms C W South & Mrs J L Nowell)

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Park Rules

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", "our" and "us" refers to the park owners.

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 30 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 5 December 2014; 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 owners' families and to the park manager, with the exception of the following rules: 10, 11 and 16.

Condition of the Pitch and Home

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 remove the wheels of the home, and you must not reposition the home.
3. You must not make any external alterations/additions (including steps and decking) to your home unless you have obtained our approval in writing in order that we may ensure compliance with the park's site licence conditions

and fire safety requirements, (which will not be unreasonably withheld or delayed).

4. You must not erect any entirely new fences or other means of enclosure unless they are no more than one metre high and you have obtained our approval in writing (which will not be unreasonably withheld or delayed). Existing fences of no more than two metres high may be replaced "like for like" except that no fence or means of enclosure forward of the front of your home may be replaced by a fence or means of enclosure of more than one metre high. You must position all fences and any other means of enclosure so as to comply with the park's site licence conditions and fire safety requirements.
5. Trees and shrubs already planted may not be cut down, removed or damaged other than for standard pruning, except where it is necessary to comply with the park's site licence conditions and fire safety requirements. However, where a tree or shrub is identified as dangerous you may remove it provided you have obtained our approval in writing (which will not be unreasonably withheld or delayed).
6. You must not have external fires, including incinerators and barbecues.
7. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
8. You must not keep or use explosive substances, including fireworks, on the park.

Storage

9. You must not have more than one storage shed, which must be made of non-combustible material, on the pitch. Where you source the shed yourself the design, standard and size of the shed, the footprint of which shall not exceed 6 square metres must be approved by us in writing (approval will not be withheld or delayed unreasonably). Residents who have more than one shed may keep the same number as the rules are not retrospective. If any shed needs to be replaced, even though you may have more than one shed you may replace it with a non-combustible one of the same, or lesser, dimensions but the above stipulations regarding the design and standard apply and must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the shed(s) so as to comply with the park's site licence and fire safety requirements.
10. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 9, a coal bunker and any receptacle for the storage of domestic waste pending collection by the local authority. See rule 13 if you require a skip for removal of bulk waste.
11. 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

Where waste is collected by the local authority

12. 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.
13. 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). If required for the disposal of bulk waste you may have a skip on your pitch for no more than 7 days provided you have approval from us in writing (approval will not be withheld or delayed unreasonably). The position and contents of the skip must not contravene the park's site licence conditions and fire safety requirements.

Business Activities

14. 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 or other homeworking 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 regularly at the park home or the park. Similarly, with the same provisos, you may carry on a business from your home where the relevant work takes place away from the park.

Age of Occupants

15. No person under the age of 50 years may reside in a park home. Guests under 50 years may stay with you for no more than 2 weeks at any one time and no more than 6 weeks in any 12 month period.

Noise Nuisance

16. 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 10.00pm and 8.00am.

Pets

17. You must not keep any pets or animals except the following:
 - not more than 2 dogs (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all). You must keep any dog under proper control and you must not permit it to frighten other users of the park. You must keep any dog on a leash not exceeding 1m in length and must not allow it to despoil the park.
 - not more than 2 domestic cats.

- not more than 2 budgerigars, canaries or parrots which you must keep within the park home.
- fish in an aquarium within your home.

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.

Note

These rules do not have retrospective effect. If the keeping of the pet complied with the previous rules, an occupier will not be treated as being in breach when these rules take effect. However, when the pet dies or leaves it can only be replaced if this would comply with these rules.

Water

18. You must only use fire point hoses in case of fire.
19. You must protect all external water pipes from potential frost damage.

Vehicles and parking

20. You must drive all vehicles carefully on the park, including the entrance road, with consideration for pedestrians, pets and wild life, and within the displayed speed limit.
21. You must not park more than 2 vehicles on the park provided they are parked within the confines of your pitch and do not contravene the park's licence conditions and fire safety requirements.
22. You must not park on the roads or grass verges.
23. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
 - light commercial or light goods vehicles as described in the vehicle taxation legislation and
 - vehicles intended for domestic use but derived from or adapted from such a commercial vehicle
 - motorhomes, touring caravans, or trailer tents
 (with the exception of vehicles operated by the park owners and their families).
24. 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.

25. You must not allow anybody without a full driving licence and insurance to drive your motor vehicle on the park.
26. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned or disused and the cost of so doing will be charged to the owner thereof.
27. You must not carry out the following works or repairs on your pitch:
 - (a) major vehicle repairs involving dismantling of part(s) of the engine, or welding.
 - (b) works which involve the removal of oil or other fuels.

Where you use a competent mobile mechanic, such works may be carried out on the visitor car park but use of the car park must be approved by us (approval will not be withheld or delayed unreasonably).

Note

You are responsible for ensuring that your visitors and/or suppliers comply with the above rules regarding vehicles and parking.

Weapons

28. 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

29. 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.