

Harford Bridge Park Site Rules

January 2015

Introduction

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” or “us” refers to the park owner; Harford Bridge Park Ltd.
- “Effective date” refers to the date on which these park rules will come into effect.

Purpose

These rules are in place to ensure acceptable standards are maintained at Harford Bridge 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 a pitch at Harford Bridge in accordance with the Mobile Homes Act 1983, as amended.

Exceptions

With the single exception of rule 26, which relates to the exterior colour of a park home, all rules apply to any occupiers of rented park homes. Rule 26 does not apply to those who rent their home as responsibility for the exterior maintenance remains with us.

Applicability

None of these rules is to have any retrospective effect. Accordingly;

- This document, entitled “Harford Bridge Park Rules – January 2015” is to apply only from the date on which it took effect. The effective date of the rules is to be confirmed following consultation;

And

- No occupier in occupation on the effective date will be treated as being in breach due to circumstances which were in existence before the effective date and which would not have been a breach of the rules in existence before that date.

The application of these rules has effect on the park owner and employees of Harford Bridge Park Ltd living on the park in a park home with the exception of Rule 13 (age restriction), Rules 15 and 16 (pets) and Rule 21 (motor vehicles).

Park rules

Condition of the Pitch

1. For reasons of ventilation and safety you must keep the void space underneath your home clear and not use it as a storage space.
2. You may only enclose your pitch using native shrubs or trees to form hedges or by using wire stock fencing with a minimum distance between each horizontal wire of 15 cm and 15 cm between each vertical wire (15 x 15 cm openings) to allow corridors for small mammals (e.g. hedgehogs, stoats). You must obtain our approval (which will not be unreasonably withheld) before forming hedges or setting up fences. You must position fences and hedges so as to comply with the park's site licence conditions and all fire safety requirements.
3. You must not have external fires, including incinerators. You may use purpose made barbeque equipment.
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park.

Storage

6. 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 all the requirements of the site licence and fire safety requirements. The footprint of the shed shall not exceed 8 square meters (86.11 square feet).
7. You must not have any storage shed or receptacle for the storage of waste pending collection by the local authority.
8. 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 requirement of the site licence and fire safety requirements. The separation space is the space between your park and any neighbouring home.

Refuse

9. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the park's waste disposal facilities. You must not overfill park waste containers. Disposal of Waste Electrical Equipment (WEE) is to be undertaken at Crowndale Recycling Facility, Tavistock or you must make arrangements for a local authority collection.
10. You must not deposit any waste or unroadworthy vehicles on any part of the park (including any individual pitch).

Business Activities

11. You must not use the park home, the pitch or the park (or any part of the park) for any business purposes, 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.
12. 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 Occupiers

13. No person under the age of 55 years may reside in a park home.

Noise Nuisance

14. 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 10.30 p.m. and 8.00 a.m.

Pets

15. You must not keep any pets or animals except the following:
 - a. Not more than two dogs (other than any of the breeds subject to the Dangerous Dogs Act 1991). 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.
 - b. Not more than one domestic cat. You must keep any cat under proper control and must not permit to frighten other users of the park, or to despoil the park.
 - c. Not more than four budgerigar(s) which you must keep within the park home.
16. Nothing in Rule 15 of these park rules prevents you from keeping 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.

Water

17. You must protect all external water pipes from potential frost damage.

Vacant Pitches

18. You must not have access to vacant pitches and must not disturb building materials and plant.

Vehicles

19. You must drive all vehicles on the park carefully and within the park 5 mph speed limit.
20. You must not park more than two vehicles on the park.
21. You must not park anywhere except in the parking spaces allocated to your home.
 - a. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including

- i. Light commercial or light goods vehicles as described in the vehicle taxation legislation,
AND
 - ii. Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle; nor may you park a caravan or trailer in your allocated parking spaces.
- 22. 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.
- 23. Disused or unroadworthy vehicles must not be stored anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
- 24. 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.

Weapons

- 25. 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

- 26. 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.

Use of Park Facilities

- 27. Homeowners are permitted to use all park facilities except for the showers and toilets that are provided for camping and touring guests.