

# Oaklands Residential Park

Glendale Road, Okehampton, Devon, EX20 1LG

## Park Rules

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.

In these rules number 1 -26:

None of these rules is to have a retrospective effect. Accordingly:

- They are to apply only from the date on which they take effect, which is January 2015 and
- No occupier who is in occupation on that date will be treated as being in breach due to circumstances which were in existence by written permission from the park owner on that date and which would not have been in breach of the rules in existence before that date.

As confirmed by the Tribunal Property Chamber the Park Rules are with exceptions to the Park Owner/s and their families, management and park warden/staff.

### Rule 1)

No persons under the age of 45 years may reside in a Park Home on Oaklands Residential Park

No children permitted to reside on Oaklands Residential Park

### Rule 2)

Residents of park homes may keep either one small dog or a cat for as long as such resident animals do not cause any nuisance or annoyance to other residents or third parties on the Park.

Residents must take responsibility for ensuring that their dog or cat does not despoil the Park. No other cats, dogs or animals are permitted on the Park. This rule shall not prevent residents from keeping a caged bird or fish within their mobile home.

### Rule 3)

Park Homes must comply with the British Standard current at the time the homes are bought on the Park.

### Rule 4)

The external parts of a park home must only be repainted in a colour as similar as possible to the original colour; wheels must not be removed.

### Rule 5)

For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as storage space.

### **Rule 6)**

New fences or other new means of enclosure of a pitch may only be erected after a pitch occupier has given at least 14 days prior written notice to the park Owner, which notice should indicate both specification and proposed location. The Park Owner may object to the proposed fence or other means of enclosure if it, or its proposed location, contravenes the condition of the Site Licence and fire safety requirements. This rule shall not prevent an occupier repairing existing fencing.

### **Rule 7)**

External fires including incinerators are not permitted but residents may have supervised barbeques.

### **Rule 8)**

No explosive may be brought onto or kept on the Park. Flammable substances may only be kept within mobile homes in quantities reasonable for normal domestic use.

### **Rule 9)**

Occupiers of mobile homes may locate a single storage shed on their pitch in a position which does not contravene the site licence and fire safety conditions. Prior to the erection of any new shed written consent to the design and standard of the shed must be obtained from the Park Owner who must not unreasonably withhold or delay dealing with any application made to it. The footprint of the shed shall not exceed 6ft x 4ft and the shed must not exceed a height of 8ft and must be constructed from non-combustible materials.

### **Rule 10)**

No external storage receptacle may be kept on pitches other than the shed which complies with Rule 13 and a dustbin or similar receptacle for the storage of domestic waste.

### **Rule 11)**

Only commercial vehicles making deliveries can temporarily enter the Park and remain on the Park for sufficient time to enable deliveries to be made. No other commercial vehicles, camper vans, touring caravans, boats or trailers shall be brought onto the Park or parked anywhere within it.

### **Rule 12)**

You must drive all vehicles on the Park carefully within 10 mph or less.

### **Rule 13)**

Only one car or the permitted motor vehicle per pitch may be regularly parked within the Park. Cars must not be parked where they can, or may, block the access to and from the Park or the access of any resident on the Park to their pitch. In addition visitors to the Park may bring a car on to the Park for the duration of their visit but must observe the park Rules and park wholly within pitches or on designated visitor spaces.

### **Rule 14)**

Residents must not park or permit others to park cars or any other motor vehicles on any of the roads or grass verges within the Park. Cars or other permitted vehicles may only be parked wholly within pitches or on designated visitor spaces.

### **Rule 15)**

Only vehicles which are taxed and insured in accordance with current legislation may be brought on to and kept on the Park. The Park Owner may remove all vehicles which do not comply with this rule.

### **Rule 16)**

No major vehicle repairs shall be carried out within the Park. Vehicle engines must not be dismantled in whole or in part; fuel and oil must not be removed from vehicles.

### **Rule 17)**

You must not use or allow your park home or any part of the Park to be used for:

- Any business purpose
- Storage of stock, plant machinery or equipment used or last used for any business purposes.

This rule shall not prevent occupiers of park homes working at or from home and undertaking any work of a type which does not create a nuisance to other occupiers of homes within the Park or involve other people regularly calling at the Park or the park home.

### **Rule 18)**

Occupiers of park homes must dispose of all household waste including recyclable items and garden waste by placing it in permitted enclosed containers pending removal by the local authority or other authorised contractor. No waste of any description may be deposited on any other part of the Park. No one living on the Park or visiting it is permitted to despoil any part of the Park by depositing waste.

### **Rule 19)**

Hoses and hosepipes must be used sparingly and not regularly save in case of fire or other emergency. Fire point hoses/extinguishers may only be used in case of fire or other emergency.

### **Rule 20)**

Occupiers of the park homes must protect all external water pipes between the park home and the stopcock from frost damage by insulating those pipes.

### **Rule 21)**

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.

### **Rule 22)**

Pitch occupiers must notify the Park Owner in writing before planting a tree on a pitch. Trees must not be planted anywhere else within the Park. The Park Owner may object to any planting which contravenes the Site Licence but must do so within 14 days of receiving written notice.

### **Rule 23)**

Washing lines are to be reasonable screened from public view where possible.

### **Rule 24)**

Musical instruments, record players, radios, other appliances and vehicles must not be used to cause nuisance to others especially between the hours of 10.30 p.m. and 8.00 a.m.

### **Rule 25)**

Occupiers of park homes must not do anything which will cause the Park Owner to be in breach of the Site Licence. Occupiers must comply with current regulations imposed by statutory undertakers.

### **Rule 26)**

You or your visitors are not permitted entry on vacant pitches, pitches with vacant/park stock homes or restricted areas of the park.