

SOUTH SOMERSET RESIDENTIAL PARK PARK RULES

The following rules of occupation are in place to ensure that acceptable standards and proper management of the park are maintained. These will be of general benefit to all residents and other users of the park and will promote and maintain community cohesion. These rules form part of the agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983 (as amended).

These rules have not been compiled to place unnecessary restrictions on occupiers. We are sure that, provided the rules are accepted in the right spirit, our park will continue to be a happy and peaceful place to live.

1. Only 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 Act 1983 (as amended) may be stationed on the park;
2. All homes must be kept in a structurally sound, clean and tidy condition. Decoration and external condition must be maintained to an acceptable standard to the satisfaction of the park owner. No additions or modifications to the mobile home or the pitch may be made without the prior written permission of the park owner, this is to safeguard against planning and licencing conditions, (no reasonable written requests from any resident to improve or enhance their pitch shall be withheld unreasonably);
3. Each occupier is responsible for ensuring that their pitch (private garden) is maintained in a clean and tidy condition;
4. Trees must not be cut down, removed or damaged. This is to safeguard the amenity of the trees;
5. For reasons of ventilation and safety the area beneath the mobile home must be kept clear at all times and not used for storage space;
6. Fences are permitted on the park, the design, layout and material of fencing must be agreed in writing with the park owner (approval will not be withheld unreasonably). Solid panel fencing must not exceed 3 feet in height, this is to keep an open feel to the park;
7. The mobile home may be used by the occupier and members of his/her permanent household and bona fide guests only. The occupancy of the mobile home must not at any time exceed the specified number of berths for the home;
8. Occupiers are responsible for ensuring that their electrical and gas fittings, installations and appliances comply at all times with all appropriate legal and other requirements;
9. Occupiers are responsible for ensuring that their mobile home is fully insured against all losses, including that of third parties;
10. Occupiers must not permit waste water to be discharged onto the ground.

11. Where water is not separately metered the use of hoses is forbidden, except in case of fire;
12. The use of water supplies on vacant pitches is forbidden except in case of fire;
13. All external water pipes must be lagged by homeowners against potential frost damage, the homeowner will be liable for any loss of water due to their failure to do so or from any other failure on the section of water service for which the homeowner is responsible, i.e from ground level upwards;
14. All residents are responsible for the disposal of all household and recyclable waste through the local authority service. These bins are situated just inside the main entrance to the park, these bins must not be overfilled;
15. You must make separate arrangements with the local authority if you wish to have your garden waste collected, alternatively all garden waste must be removed from the park and taken to a local recycle centre;
16. The deposit of any refuse or un-roadworthy vehicles on any part of the park is strictly prohibited;
17. Occupiers must not do anything which may cause a blockage of the park's sewer system;
18. Radios, televisions, CD players, other similar appliances or musical instruments must not be used in a way which may cause a nuisance to the Park owner or to other occupiers of the park, especially between the hours of 11.00 pm and 7.00 am;
19. All vehicles must be driven with care on the park in accordance with the advertised speed limits. The speed limit on the park is 5 mph.
20. Vehicles may only be parked in authorised parking spaces. Roads and verges must be kept clear and free from obstruction at all times;
21. Occupiers are only permitted to park a maximum of two vehicles on the park per home, which must be parked in that occupier's designated parking area on their pitch. Any other vehicles owned by an occupier must be parked off site;
22. As required by law (Road Traffic Acts and any replacement legislation): All vehicles used on the park must be taxed and insured, be in roadworthy condition and must only be driven by persons who hold a current driving licence for the category of vehicle being driven;
23. Disused/un-roadworthy vehicles must be removed from the park and the park owner reserves the right to remove any vehicle, which is apparently abandoned;

24. Works and repairs to your vehicles that involve discharging motor oils and other fuels of that nature into the drains, onto the roads or car park are strictly prohibited;
25. Commercial vehicles exceeding a maximum weight limit of 3 tonnes may not be parked on the park. Commercial vehicles with a weight of less than 3 tonnes are permitted must follow the procedures set out in rule 21;
26. Storage sheds, only one storage shed is permitted on each pitch, such structures must (a) be of a design, size and material approved by the park owner and (b) comply with the conditions of any site licence in force on the park, (approval will not be withheld unreasonably);
27. Any structure erected in the separation space between park homes must be of non-combustible construction;
28. Bulk gas or oil tanks are not permitted on the park;
29. Solid fuel burners are not permitted in any form on the park;
30. External fires including incinerators are not permitted anywhere on the park. (Barbeques are permitted, providing they are of proper form and are used safely and for the sole purpose of which they are intended to be used);
31. No inflammable substances may be kept on the park except in quantities reasonable for domestic use;
32. No explosive substances may be kept on the park;
33. Fire point extinguishers may only be used in the case of an emergency;
34. All mobile homes must be equipped with a fire extinguisher/blanket which conforms to the relevant British standard;
35. Only the following pets are permitted:-
 - a. Not more 2 dogs per home (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991). Any dog must be kept under proper control and must not be permitted to frighten other users of the park, must be kept on a leash not exceeding 1m in length and must not be allowed to despoil the park.
 - b. Not more than 2 domestic cats. Any cat must be kept under proper control and must not be permitted to frighten other users of the park and must not be allowed to despoil the park.
36. Occupiers are responsible for ensuring that they and their visitors behave courteously while on the park and do not do anything which may cause a nuisance to the park owner or other occupiers of the park;
37. It is forbidden to use or carry any offensive weapons, or other objects likely to give offence to others, or any objects which may interfere with or disturb the flora or fauna on the park;

38. It is forbidden to use or carry any form of gun or firearm on the park, any such guns or firearms must only be kept with a licence from the appropriate police authority;
39. Access is not permitted to vacant pitches. Building materials, equipment and/or plant must be left undisturbed;
40. Occupiers must not use the mobile home, the pitch or any part of the park for any business purposes;
41. Sub-letting or renting of any mobile home is strictly prohibited;
42. Children may only play within the boundary of the occupiers pitch of whom they are visiting/staying with, they may also use the designated play area of the neighbouring touring park providing it is used in the proper manner. Children must be supervised by a responsible adult at all times;
43. The park is primarily intended to be a park for the retired and semi-retired. No person under the age of 50 years may purchase, own or live in a mobile home on the park.