

ERODITE LIMITED

PARK RULES – BURWASH PARK, FONTRIDGE LANE, BURWASH, EAST SUSSEX

The following rules for occupation are for the good management of the Park and the benefit of all who use it. These 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 peaceably in unspoiled surroundings.

<p><u>1/.</u> <u>The Unit</u></p> <p>(a) No external alteration or addition to the home or pitch is permitted without the prior written permission from the Park Owner.</p> <p>(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.</p>	<p><u>6/.</u> <u>Pets</u></p> <p>(a) Cats are not permitted on the Park</p> <p>(b) Dogs not exceeding two per home must be confined to the Occupiers Pitch apart from exercise when at all times must be kept on a lead, not foul the paths, roadways or other pitches on the Park.</p> <p>(c) 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</p>
<p><u>2/.</u> <u>Condition of the Pitch</u></p> <p>(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.</p> <p>(b) Gardens must be of an ornamental nature only, trees to be a maximum of eave height and must be kept neat and tidy. Vegetable gardens are not permitted. The space under the home is for access only not storage.</p> <p>(c) The Occupier shall be responsible for the trimming and maintenance of any boundary hedge of the Park which forms a boundary of the Pitch.</p> <p>(d) Bonfires (including incinerators) are not permitted.</p> <p>(e) Access roadways and paths on the Park shall not be obstructed at any time nor litter allowed to accumulate thereon.</p> <p>(f) On plot car parking must be a hardstanding of either concrete or block paving.</p> <p>(g) Hedges are not permitted to be grown on the Park.</p>	<p><u>7/.</u> <u>Vehicles</u></p> <p>(a) All vehicles (maximum 2 per home) must be driven carefully on the Park.</p> <p>(b) Vehicles must be kept to authorised parking spaces except where individual parking spaces and/or garages have been provided on a pitch.</p> <p>(c) No vehicle shall be parked on a road except for temporary unloading or in an emergency.</p> <p>(d) Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance to drive.</p> <p>(e) Disused vehicles must be removed from the Park and the Park Owner reserves the right to remove any vehicle which is apparently abandoned, without the consent of the owner thereof.</p> <p>(f) Vehicles must be classed as private light goods vehicles, vans must be a car derivative.</p> <p>(g) No holder of a provisional driving licence may drive a vehicle on the Park.</p> <p>(h) The speed limit is 10 mph</p> <p>(i) Motor homes and touring caravans are permitted for 24 hours only for loading/unloading.</p>
<p><u>3/.</u> <u>Statutory Authorities</u></p> <p>Everyone using the Park is required to comply with the regulations of the Site Licence, Water Company and any other statutory authority.</p>	<p><u>8/.</u> <u>Noise</u></p> <p>All residents should have regard for the comfort of others.</p> <p><u>9/.</u> <u>Fire Precaution</u></p> <p>It is the responsibility of all residents to familiarise themselves with the fire fighting installations on the Park.</p>

<p><u>4/.</u> <u>Refuse</u> (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.</p> <p>(b) Matter likely to clog drains should be wrapped and put into the refuse container as should used sanitary towels, disposable nappies, non-biodegradable wipes and cotton buds. These items should not be put down the toilets. The deposit of any refuse on any part of the Park Owner's land is strictly prohibited.</p> <p><u>5/.</u> <u>Occupation</u> (a) The home may be used by the resident and members of his/her permanent household and bona fide guests staying for short periods only. On no occasion shall the number of persons occupying or using the home exceed the specified number of berths.</p> <p>(b) No person shall be permanently resident on the Park who is under the age of 45 (forty five) years.</p> <p>(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.</p>	<p><u>10/.</u> <u>Water</u> (a) No sprinklers, except those used by the Park Owner may be used.</p> <p>(b) Hand held hose-pipes are permitted but only for use where a "gun" attachment is fitted.</p> <p><u>11/.</u> <u>Vacant Pitches</u> Access is not permitted to vacant pitches and any building materials for the time being thereon or other plant must be left undisturbed.</p> <p><u>12/.</u> <u>Miscellaneous</u> (a) Guns, firearms or offensive weapons of any description shall not be used on the Park and shall only be kept with a licence from the Police Authority and the written consent of the Park Owner.</p> <p>(b) Washing shall not be displayed in front of the home and such display limited to the rear garden of the home for the minimum time reasonable.</p> <p>(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.</p>
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PARK RULES FOR WHITEGATES MOBILE HOME PARK

BH&HPA Membership Number: SE667

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” and “our” refers to the park owner.

These rules are in place to ensure acceptable standards are maintained on the park, which will be of the general benefit to occupiers, and to promote and maintain community cohesion. They form part of the agreement by which home owners 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 homes.

The only rule which does not apply to occupiers who rent their home is rule 29 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 here to apply only from the date on which they take effect, Which is 10th November 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.

Conditions of the Pitch

1. For reasons of ventilations and safety you must keep the underneath of your home clear and not use it as a storage space.
2. You must not erect or replace fences or other means of enclosure unless they are of a picket style fence. Maximum height one metre. Reason. To obtain a common style of fence throughout the park.
3. You must not have external fires including incinerators, (this does not include barbeques).

4. You must not keep or store flammable substances on the park except in quantities reasonable for domestic use, or any type of explosive.
5. The pitch must be kept in a clean and tidy condition at all times, and not used to store unwanted items.

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 or delayed unreasonably). You must position the shed so as to comply with the parks site licence and fire safety requirements. The size of the shed must not exceed three metres by two metres.
7. You must not have more than one other garden storage container.
8. You must be aware 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 parks site licence conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home.

Refuse

9. You are responsible for the disposal for all household, recyclable or garden waste in approved containers through the local authority service. You must not over fill containers and must place them in the approved positions for the local authority collections.
10. 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)

Business Activities

11. 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 pitch for the storage of stock, plant machinery or equipment used or last used for any business purpose connected to you or any other person. However 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 occupants

12. No person under the age forty five years may reside in a park home. The park home must not be let, or sublet to any other person or persons.

Noise Nuisance

13. You must not use musical instruments, or forms of recorded music players and other similar appliances, in the home or any motor vehicle, so as to cause a nuisance to other occupiers especially between the hours of 10.30pm and 8am.

Pets

14. You must not keep any pets or animals except the following:
 - a. Not more than one dog (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 not permit it to frighten other users of the park. You must keep any dog on a leash not exceeding one metre 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 it to frighten other users of the park or to despoil the park.
 - c. Not more than two budgerigars which you must keep within the park home.
 - d. Not more than two types of pet.
 - e. No other type of pet is permitted.

Note

The express terms of a home owner's agreement contain an undertaking on the part of the home owner not to allow anything which is or becomes a nuisance, inconvenience or disturbances of any other occupiers of the park and this undertaking extends to the behaviour of the pets and animals.

Note

These rules do not have retrospective effect. If the keeping of the pets 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.

15. Nothing in rule 14 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

16. Water consumption has a fair use policy, any residents found abusing the policy by excessive use or wastage will be charged accordingly.
17. You must only use fire point hoses in case of Fire.
18. You must protect all external water pipes from potential frost damage.

Vacant Pitches

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

Vehicle and Parking

20. You must drive all vehicles on the park carefully and within the displayed speed limit.
21. You must not park more than one vehicle on the park.
22. You must not park on the roads or grass verges.
23. You must not park anywhere except in the permitted parking spaces.
24. Other than for the delivering of goods and services, you must not park or allow parking of commercial vehicles of any sort on the park including:
 - a. Light commercial or light good vehicles, as described in the vehicle taxation legislation and
 - b. Vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.

With the exceptions of commercial vehicles operated by the park owner, and their family.

25. You must hold a current driving licence and be insured to drive any vehicle on the park, and all vehicles must be taxed and insured in accordance with the law.
26. Disused or un-roadworthy vehicles must not be kept anywhere on the park, we reserve the right to remove any vehicle which is apparently abandoned.
27. You must not carry out the following works or repairs on the park: (a) major vehicles repairs involving dismantling of part(s) of the engine. (b) Works which involve removal of oil or other fuels.

Weapons

28. You must not use or display guns, fire arms and offensive weapons (including crossbows and catapults) 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. Home owners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered home owners must use reasonable endeavours not to depart from the original colour scheme. Outlandish and, or offensive colour or colour schemes are not permitted.



Kingfisher Park

RESIDENTIAL PARK RULES AMENDED 2014

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” and “our” refers to the park owner.

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 25 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 1st 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 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 owner and any employees, with the exception of rule 12.

Condition of the Pitch

1. You must not erect fences or other means of enclosure unless they you have obtained our approval in writing (which will not be unreasonably withheld or delayed).



Kingfisher *Park*

2. You must not have external fires, including incinerators. Domestic barbeques are permitted.
3. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
4. You must not keep explosive substances on the park.
5. Park Home owners must maintain their pitch, as shown on a plan in part 1 of the written statement, including any outbuildings belonging to or enjoyed with the pitch, to a good standard and in clean and tidy condition.

Storage

6. You will be provided with two storage sheds on the pitch. Any additional sheds or storage facilities must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements.
7. You must not have any storage receptacle on the pitch other than the sheds mentioned in rule 5 and any receptacle for the storage of domestic waste pending collection by the local authority.
8. 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

9. 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.
10. 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).

10 Napier House, Elva Business Centre, Elva Way, Bexhill on Sea East Sussex
TN39 5BF



Kingfisher Park

Business Activities

11. 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 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 Occupants

12. No person under the age of 50 years may reside in a park home with the exception of the park owner and their family, the park warden etc.

Noise Nuisance

13. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles, lawn mowers, strimmers or other DIY equipment so as to cause a nuisance to other occupiers, especially between the hours of 10.30pm and 8.00am.

Pets

14. You must not keep any pets or animals except the following:

- Not more than 1 dog (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. This rule also applies to any visitors dogs.

Or

- You may keep not more than 1 domestic cat. You must keep any cat under proper control and must not permit it to frighten other users of the park, or to despoil the park. This rule applies to any visitors cats.



Kingfisher Park

Animals kept within the home i.e. aquaria, hamsters etc. must not be allowed outside of the home and must not cause any nuisance to other users of the park.

15. Nothing in rule 13 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

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

Vehicles and parking

17. You must drive all vehicles on the park carefully and not in excess of 5mph.

18. You must not park more than 2 vehicles on the park, except when receiving visitors who should use the visitors parking spaces.

19. You must not park on the roads or grass verges.

20. You must not park anywhere except in your own permitted parking spaces.

21. 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 with the exceptions of commercial vehicles operated by the park owner and their family, the park warden etc.

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 kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.



Kingfisher *Park*

24. You must not carry out the following works or repairs on the park:
- (a) major vehicles 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.

Insurance

27. Park home owners must insure and keep the park home insured with an organisation that is registered with the Finance Services Authority against loss or damage by fire and liabilities to other people and property.

Visitors

28. Property owners are responsible to ensure that they and their visitors and visiting children respect and adhere to the above rules and respect the space and property of others.

