

BROADCROFT PARK TRUST

MOBILE HOME PARK - SITE RULES

The following rules of occupation are for the good management of the Mobile Home Park and for the benefit of all residents. Where agreements for the occupation of Mobile Home pitches are entered into, these rules form part of the agreement.

For the purposes of this document the Park Home Owner will be referred to as "the Owner(s)".

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 Site Act 1968 (amended 2006) and the Mobile Home Act 1975, 1983, 2011 and 2013 are allowed to be sited.
 - 1.1 Mobile Homes must be kept in sound and clean condition. Decoration and external colour must be maintained to the satisfaction of the Trustees. Wheels must not be removed, nor the Mobile Home re-positioned without permission. No external alteration of or addition to the Mobile Home or pitch is permitted without the prior approval of the Trustees.
2. The owner is responsible for the cleanliness of the pitch and must also keep the area underneath the Mobile Home clear, accessible and well ventilated.
3. The Mobile Home may be used by the owner and members of his/her permanent household and bona fide guests only (and in any event for the occupation of such number of persons as shall not exceed the specified number of bedrooms). Sub-letting for holidays and other purposes is not permitted.
 - 3.1 The owner(s) shall not permit anyone under the age of fifty five (55) to reside permanently in the Mobile Home.
4. The owner(s) must ensure that electrical, gas installations and appliances comply with current legislation.
5. The owner(s) must not permit waste water to be discharged onto the ground.
6. All household refuse must be deposited in approved containers which must not be overfilled.
7. Musical instruments, record players, radios, other appliances should be kept to a suitable volume so as not to be heard outside the park home, especially between the hours of 10.30pm and 8.00am.
8. Motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30pm and 8.00 am.

- 8.1 All vehicles must be driven carefully on the site and not exceed the speed limit of 10mph. Vehicles must keep to authorised parking spaces and not cause obstruction to the roadway. Vehicles must be taxed and insured as required by law and drivers must hold a current licence and insurance. Disused vehicles must be removed from the site. The prior written approval of the Trustees must be obtained before parking commercial vehicles/trailers.
9. Storage sheds, storage containers or other structures must be of a design and size approved by the Trustees and of a metal or plastic construction.
10. Only private flower gardens are permitted and must be kept neat and tidy. The planting of trees and shrubs is subject to the Trustees prior approval of types and position. In the event of the sale of the park home, trees and shrubs may not be cut down, removed or damaged. Gardens must be left intact when the pitch is vacated. An appropriate charge will be made for any gardening required to be done by the Trust on the owner(s) pitch.
11. Washing lines are to be reasonably screened from public view, where possible.
12. Only standard television aerials/satellite dishes may be installed.
13. Residents are not permitted to own dogs, cats or other animals. Neither should they be encouraged on to the site. However, day visitors may visit with well behaved dogs.
14. The conduct of visitors and particularly of any visiting children is the responsibility of the owner(s).
15. It is forbidden to carry offensive weapons, or other objects likely to give offence on the site.
16. It is the owner(s) responsibility to ensure that visitors/contractors visiting the site comply with the regulations of the Site Licence, Water Authority or any other statutory authority.
17. No commercial enterprise or business activities may take place on the site without prior permission of the Trustees.
18. Fire Risks: It is strongly recommended that all precautions are taken against the outbreak of fire. Fires must not be lit in dustbins.
- 18.1 It is also recommended that park homes are fitted with smoke alarms and carbon monoxide detectors.
19. No solid food of any type, this includes bread, to be put out for the seagulls, foxes, cats, hedgehogs etc. This encourages rats.
20. This is an open plan site. All plants in the main garden should not be higher than 5ft and plants against the perimeter fences no higher than the fence.

21. Residents are responsible for painting the inside sections of the perimeter fence within the boundaries of their plot.
22. A community fee is charged to all freehold home owners to cover the following expenditure:
 - Public Liability Insurance
 - Electricity to street lamps including annual service charge
 - Annual service charge for fire hydrants
 - General site repairs as required
23. Any complaints/suggestions may be put in writing to the Trustees.
24. All members of the Trust/Owners are to ensure that prior to selling his/her property they are familiar with the new terms concerning the sale of park homes following changes made by the Mobile Homes Act 2013. (The relevant forms can be obtained from the Trust Secretary as required).