

# **Rookery Park Rules**

The following rules of occupation are for the good management of the park and the benefit of all who use them. These rules are Express terms of the agreement, by which you occupy your pitch in accordance with the current mobile Homes Act.

The rules have not been compiled to place unnecessary restrictions on residents, but rather to ensure that they may live peacefully and safely in unspoiled surroundings. As park home residents live in closer proximity with other residents than house dwellers, certain rules have been compiled for the residents; interests, others for safety reasons and others necessary to preserve the visual amenities of the park. We are sure that, provided the rules are accepted in the right spirit, our park will continue to be a harmonious safe community.

From here on the site owner will be known as the Park Owner

1. Only park homes to current B.S specifications will be accepted. Homes must be kept in sound and clean condition, decoration and external colour must be maintained. Wheels must not be removed, nor the home repositioned. No external alteration of, or addition to, the home or pitch is permitted without prior written permission from the Park Owner. The colour may be changed if it is the same or similar to one of the colour options from mobile home manufacturer.
2. The Park Owner does not accept any liability whatsoever for loss or damage to the property, including the park home, the occupier or their family, or any visitor to the park. The occupier must insure the home, particularly in respect of public liability which is normally covered by their household insurance and this will be recorded on their agreement. Full and accurate insurance policy details must be presented to the Park Owner annually (during January).
3. Occupiers will maintain the plot allocated in a tidy condition, free from litter and refuse. The underneath of each home is to be kept clear and not used as a storage space, as this may be a fire risk. To enable Park Owner to conform with the conditions attached to their site Licence issued by the local authority, any gardens must be kept tidy.
4. The planting of trees and shrubs must not be permitted to grow to a size or shape as to interfere with the neighbours pitch, the roads or pathways. Gardens must be left intact when the occupier vacates the pitch. Small amounts of vegetables i.e. Salad type, may be grown. Tomatoes may be grown in greenhouses, or outside.
5. Fences are not to be erected except with the written permission of the Park owner. Consent not to be unreasonably withheld.
6. The park home must only be used by the occupier and members of their permanent household and bona fide guests. The number of persons occupying the park home shall not exceed the number for which the home was designed . (Sub-letting , parting with possession or sharing the whole or part of the mobile home is not permitted, otherwise than by arrangement of the whole in accordance with the Mobile Homes Act Agreement.)

7. No commercial enterprise or business activities may take place on the park. Businesses also include the overhaul and repair of vehicles, mobile retailing vans, e.g. grocery, fast food etc.
8. Occupiers shall at all times conduct themselves with due regard to their neighbours, radios, audio systems, TVs etc must be kept to a reasonable volume, which causes no annoyance to other occupiers. Aerials are permitted. Any work carried out by occupiers or contractors employed by occupiers which have the potential to cause annoyance to other residents through noise etc. Must not commence prior to 8 am and cease by 7pm. Works of this nature should not be carried out on Sundays.
9. External bonfires or fireworks, including incinerators, are not allowed. Barbeques will be permitted providing due consideration is given to your neighbours.
10. (a) No new residents may move on to the park with pets. No poultry or other animals are allowed to be kept on the park. Dogs must be kept on a lead at all times whilst on the park and must not be allowed to foul on the park. Visitors with dogs must ensure that they remain on the plot and are kept under strict supervision.  
  
(b) For the purposes of pest control, feeding of wildlife is only permitted from bird tables. Food scraps, bread etc. must not be deposited on any part of the park or trees.
11. Any shed on the plot must be of non combustible construction and meet with the conditions of the site license and be approved in writing by the site owner. No flammable or explosive substances may be kept on the occupiers pitch except in quantities reasonable for domestic use, i.e. Small bottles of turpentine, thinners, matches etc. All types of fuel storage (i.e. gas bottles) and protection screening must be to the approved gas regulation standards, and have written approval by the park owner before purchase or construction and be capable of removal on vacation of the pitch.
12. 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 overfilled and must be placed in the approved position for weekly collections. The deposit of any refuse, rubbish or un-roadworthy vehicles etc. on any part of the park owners land is strictly prohibited.
13. (a) All vehicles must be driven carefully on the park, not exceeding the displayed speed limit. Parking is not permitted on roads or grass verges. Occupiers and other permitted entrants bring their vehicles onto the park at their own risk. Visitors and residents must not drive, or allow anyone else to drive their vehicles within the confines of the park, whilst under the influence of alcohol or drugs.  
  
(b) Vehicles must be kept to the authorised parking spaces and the park owner is only obliged to provide one car parking space per household. Occupiers with more than one vehicle and visitors may be obliged to park their vehicle off the park. A car may be parked in line with adjoining homes, providing that the entrance /exit and access are not obstructed. Visitors /tradespersons must for safety reasons, display on the dashboard of the vehicles which home

they are visiting. They must also park their vehicles in the approved visitor's car park and not outside homes as this may obstruct emergency vehicles etc.

(c) All vehicles must be taxed and insured and carry an MOT Certificate and SORN certificate where applicable, as required by law (current Road Traffic Act) and be in running order. Drivers must hold a current driving license.

(d) Disused/un-roadworthy vehicles must be removed from the park.

(e) No major repairs may be permitted on the park owners land. Motor oil and other fuels of that nature must not be discharged into the drains or onto the road or car parks, or anywhere else on the park.

(f) Commercial vehicles of any size whatsoever may not be parked on the park except those for temporary use for building works or deliveries.

(g) Caravans and motor homes are not allowed within the confines of the site, except for loading and unloading. At no other times must these vehicles be parked for any length of time on the road outside of occupier's home, as this may cause problems for the emergency services, refuse lorries etc. Unless they are parked for a reasonable amount of time in a visitors' car park.

(h) One way system must be observed at all times.

14. All park homes must be equipped with a fire extinguisher/ fire blanket, which conforms to the requirements of the fire officers committee. Smoke alarms should be fitted in areas designated by the Fire Service (installation may be free of cost, by contacting the Fire Service). The chimney flue and cowl of the heating hot water appliances must be kept in good repair, sparks or objectionable smoke should not be discharged. It is recommended that audible carbon monoxide detectors are installed where gas appliances (not cookers) are fitted.
15. Occupiers must not use the fire points provided for other than the emergency use intended.
16. No Occupier shall do or permit to be done anywhere on the park any act or action which may be or become a nuisance, damage, annoyance or inconvenience to the park owner, the neighbours or occupiers of any other home on the park or to any adjoining or neighbouring property, and shall not permit the home to be used for any illegal or immoral purposes. No person under the 50 years of age is allowed to purchase a home or reside on the park.
17. Occupiers will be held responsible at all times for the conduct of visiting children, who shall not be permitted to play on the roads, the car park or in the area at the entrance of the park.
18. Occupiers are responsible for ensuring that the electrical, solid fuel, oil and gas installations comply at all times with the current requirements of the various bodies of authority. Gas Safety Certificates must be presented to the company annually. All work carried out to the homes electrical circuitry and wiring must be undertaken by an NIC. EIC approved engineer.



19. It is forbidden to carry offensive weapons or other objects likely to give offence on the park.  
Guns or firearms of any kind shall not be used on the park and shall only be kept with a licence from the Police Authority.
20. Access is not permitted to vacant pitches. Building materials or other plant must be left undisturbed.
21. Mains water hoses are permitted (except during hose pipe bans). Sprinklers are not permitted at any time. The occupier must not permit waste water to discharge on the ground or permit to pass into water closets, gullies or drains any matter which is likely to cause blockage or damage. Mains water connected pressure washers may only be used twice a year (say spring and autumn) and then only briefly for the maintenance of the home and plot, and must not be used for car cleaning etc.
22. All external water pipes shall be insulated against frost by the occupier, who will be held liable for any loss of water due to the occupier's failure to do so or from any other failure on the section of the water service for which the occupier is responsible i.e. from the ground level upwards. The occupier is responsible for the sewerage connection from ground level up and for electrical connections from the meter housing.

