

## **IFORD BRIDGE PARK**

### **SITE RULES 2015**

#### **General**

- This park is a protected site which comes under the regulations of Caravan and Control of Development Act 1960.
- As a protected site, home owners are able to buy and sell their homes as they wish as stated in the Mobile Homes Act 2013 Legislations.
- You must, on request, be able to produce proof of identity and policy of insurance to Park Owner.
- Visitors are permitted to stay on the park, but this must not cause the home to be overcrowded and any children must be strictly supervised. Visitor parking must be in the visitors' parking area. Visiting over 7 days must be cleared with the management
- You are not allowed to sub-let or rent your homes to anyone and students are not allowed to lodge on this park.
- We are not licensed for holiday homes on this park and occupiers living on the park must understand that the home they occupy is their main residence and they must be resident for no less than 182 days in any one year.
- Drug use, other than those prescribed by a GP, is not permitted
- The use of the drainage system and sewers must be respected. No fat to be tipped down waste pipes and every effort must be made to use washing liquid and NOT powder as it blocks the drains.
- The occupier shall accept responsibility for any injury to person or property caused by or as a result of negligence of the occupant of a pitch or guests and children and to indemnify the owner against claims and demands made thereof. The Park Owner accepts no responsibility for loss or damage to property of occupier or guests and children which are totally the responsibility of the resident and overnight stays must be reported to the site owner. The Park Owner reserves the right to have the police remove persons with no right on the park.
- You must not allow your home to become overcrowded and contagious disease must be reported to office and if possible a doctor's certificate obtained.
- Boats are not allowed mooring along the river bank of the park.
- Fishing will be permitted with the correct rod licences and manager's permission, which will not be unreasonably denied

- No children shall become resident on the park
- Electric meters shall be read quarterly and accounts delivered to homes
- Any structure erected on the pitch must be in accordance with the site licence conditions. You must obtain permission before erecting such a structure which will not unreasonably be denied.
- You must not attempt to alter or damage any of the park services or you will be liable
- No waste water or other offensive material to be tipped anywhere on the park

### **Noise Nuisance**

- Noise, such as TV's, music players, etc., must be kept to a reasonable level, but cease at 10.30pm

### **Age of Occupiers.**

- No persons under the age of 50 may reside on the park as this is a retirement/semi-retirement park. The only exception to this rule would be in circumstances where the occupier requires the support of a professional live-in carer or nurse.

### **Condition of the Pitch**

- You must not erect fences or other means of enclosure unless you have obtained the approval of the managers, which will not be unreasonably withheld or delayed.
- You must not have external fires, including incinerators, with the exception of Gas barbeques which are allowed.
- All pitches and homes must be kept to a standard acceptable to the Park Owner and other residents
- All goods and chattels for the sake of tidiness must be stored.
- Trees, shrubs and other planting must not be permitted to grow to a size or shape to interfere with the neighbouring pitches or pathways.
- Washing lines shall be screened where possible

## **Pets**

- This is a pet friendly park, but pets are limited to one pet per home, cat or dog, with the permission from the owner i.e. management. Currently, **no further cats from the 30<sup>th</sup> April 2015**. This will be under review regarding numbers. Homes that currently have more than one pet will be allowed to continue, but on expiring may not be replaced above one per home. In the case of dogs, they must be walked out of the park and then returned straight to the home and any defecation cleared up immediately. Cat owners are to provide a litter tray in their garden. Dogs must not be walked round the park.

## **Vehicles**

- You must drive all vehicles on the park carefully and within the Speed Limit on the park which is 5mph. The one way system must be observed at all times.
- No parking allowed on park roads, with the exception of emergency vehicles, which need access at all times
- As required by the Road Traffic Acts you must be insured to drive any vehicle you bring onto the park. You must also ensure that any vehicle you bring onto the park is taxed in accordance with the requirements of the Road Traffic Act.
- Use of the car park is entirely at the car owner's risk
- No mechanical repairs or engineering projects are allowed on the park and vans which display trade names are not allowed to park overnight

## **Refuse**

- Waste bins are provided for general household waste, recyclable items and garden waste. The correct bins must be used at all times. Large items are the responsibility of the occupier; these items need to be taken to the tip or removed by contacting the Council for which a small fee will be charged. Noise created by hedge or grass cutting must be between the hours of 8am and 8pm.

## **Weapons**

- Offensive weapons must not be allowed to come on the park
- The occupier and any visitors must not cause annoyance to other occupiers, or the park owner, or its officers

## **Vacant pitches**

- Access to empty pitches is not permitted, nor is it allowed on development sites.

## **Business Activities**

- You must not use the park home, the pitch or the park for any business purpose and you must not use the park home or pitch for the storage of stock, plant or machinery or equipment 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 park
- Tradesmen may drive goods directly to the homes on the park

February 2015

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#### PREFACE

In these rules:

“occupier” means anyone who occupies a park home, under an Agreement to which the Mobile Homes Act 1983 applies.

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.

None of these rules is to have a retrospective effect. Accordingly:  
They are only to apply from the date on which they take effect, which is 1<sup>st</sup> February 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 the 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 employees.

The park owner does not accept any liability whatsoever for loss or damage to any property of the Homeowner, including the park home, their family or any visitor to the park



