

Mobile home site rules cover sheet

Site name: Bargus Close Mobile Home Park, The Causeway, Steventon
OX13 6SU

Date rules deposited: 5 September 2014

These site rules are published under Regulation 16 of the Mobile Homes (Site Rules) (England) Regulations 2014. They are a copy as presented to the council by the site owner. The council accepts no responsibility or liability for any errors or omissions.

Schedule five of the above regulations lists matters which are not permitted as site rules. You can find a copy of the regulations at:
www.legislation.gov.uk/uksi/2014/5/made

Site rules are below.

J M Drakeley
Southwood House
Dog Lane
Witcombe
GL3 4UG

THESE RULES COME INTO EFFECT FROM 3RD FEBRUARY 2015

PARK RULES FOR BARGUS CLOSE MOBILE HOME PARK

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
2. You must not erect fences or other means of enclosures unless you have obtained our written approval (which will not be unreasonably withheld). You must position fences and any other means of enclosure so as to comply with the park's site licence conditions and fire safety requirements.
3. You must not have external fires (burning of waste products), including incinerators.
4. You must not keep inflammable substances on the park or in garages (where applicable) except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park.
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 me in writing (approval will not be withheld unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed (3.2m²).
7. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 6.
8. You must ensure that any 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.
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 unroadworthy vehicles on any part of the park (including any individual pitch).
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 staff or other workers.

12. No persons under 45 years of age may reside in a park home. Guests of any age will be permitted to stay with residents for a maximum of 90 days without permission from the park owner.
13. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles so as to cause a nuisance to other occupiers, especially between the hours of 10.30pm and 8.00am.
14. You must not keep any pets or animals except the following, not more than 2 dogs other than any of the breeds subject to the Dangerous Dogs Act 1991. 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 1 metre in length and must not allow it to spoil the park. Not more than 1 domestic cat. You must keep any cat under proper control and must not permit it to frighten other park users or to spoil the park. Not to keep more than one bird which you must keep within the park home.
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.
16. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in a fire.
17. You must only use fire hoses in the case of fire, fire points must not be interfered with at any time.
18. You must protect all external water pipes from potential frost damage.
19. You must not have access to vacant pitches and must not disturb building material or plant.
20. All vehicles must be driven carefully in/out of the park not exceeding a speed limit of 10 miles per hour. Vehicles must be kept to authorised parking spaces, which must not be obstructed. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence. Disused vehicles must be removed from the park. The prior written approval of the park owner must be obtained before parking commercial vehicles. Motor oils or other fuels of that nature must not be discharged into the drains or into the roads or car park. No learner drivers or under age drivers are allowed to drive on the car park.
Each home will automatically be provided with one car space. Additional parking spaces can only be given with park owners permission in writing.
The park owner reserves the right to change the positioning of a home owners car parking space to accommodate safe parking of vehicles or to maximise available space where necessary and prior notice of at least 28 days will be given to all parties affected by the change.
Motorbikes/mopeds must be kept in your designated parking space.
21. Storage of motorhomes, boats and trailers is not permitted on the park.
22. You must not carry out the following works or repairs on the park: (a) major vehicle repairs involving dismantling or part(s) of the engine (b) works which involve the removal of oil or other fuels.

23. You must not use guns, firearms and offensive weapons (including crossbows) on the park and you must only keep them if you hold an appropriate licence.
24. 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 exterior colour scheme.
25. Any alterations to your plot must be approved by the park owner prior to commencement of works.
26. Occupiers will be held responsible for the conduct of their visitors to the park, children/grandchildren shall not be permitted to play on or around any public building, carparks, roads, neighbouring property or entrance to the park.
27. Greenhouses must not exceed 3.3m² and written permission must be sought from the park owner prior to erection.
28. The occupier must not permit any matter to enter WC's, gullies or drains which is likely to cause blockage or damage to the park drainage infrastructure.
29. There is no bicycling, roller-skating/skateboards allowed to be used on any communal area of the park for reasons of personal safety to residents when using the pavements/car parking area.
30. The site owner does not accept any liability whatsoever for loss or damage to the property park home or the occupier, his family, or any visitor to the park. The home owner must insure the home against fire in accordance with their site licence.