

Mobile home site rules cover sheet

Site name: Bayworth Park, Abingdon, OX13 6QX

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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.

Bayworth 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 resident's interests, others for safety reasons some to preserve the Community 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.

- 1.1 Only Mobile Homes which confirm to the definitions contained in the Caravan Sites and Control of Development 1960, the Caravan Sites Act 1968 and the Mobile Home Act 1975 and the Mobile Homes Act 1983 are accepted.
- 1.2 Mobile homes must be kept in sound and clean condition: decoration and external colour must be maintained. Wheels must not be removed, nor the Mobile home re-positioned. No external alteration of or addition to the Mobile Home or pitch is permitted without the prior approval of the Owner.
- 2 The Occupier is responsible for the cleanliness of the Pitch. He must also keep the area underneath the mobile home clear.
- 3 The Mobile Home may be used by the Occupier and members of his permanent household and bona fida guests only and in any event for the occupation of such number of persons as shall not exceed the number of berths. Occupiers are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the Electrical Engineers and /or other appropriate authorities.
- 4 The Occupier must not permit waste water to be discharged onto the ground. Where water is not separately metered or rated the use of hoses is forbidden, except in case of fire.
- 5 The Occupier is responsible that all household refuse is deposited in approved containers which must not be over filled.
- 6 Musical instruments, radios other appliances and motor vehicles must not be used to cause nuisance to others, especially between the hours of 10.30 pm and 8 am.
- 7 All vehicles must be driven carefully on the Park not exceeding the speed limit of 8 mph. Vehicles must keep to authorised parking spaces and the roads, which must not be obstructed. Vehicles must be taxed and insured as required by law and drivers hold a current license and insurance. Disused vehicles must be removed from the Park. No commercial vehicles or caravans may be parked on the park.
- 8 Storage Sheds, fuel bunkers or other structures are only permitted with the approval of the Owner.

- 9 Private gardens must be kept neat and tidy. Gardens will be left intact when the Occupier leaves the pitch. At no time must garden refuse be deposited on the Park.
- 10 Washing lines are to be reasonably screened from public view.
- 11 Persons under the age of 50 years as not allowed as an occupier as the park is intended for retired and semi retired. Children are not permitted as residents on the site.
- 12 The Occupier is responsible for the conduct of his or her visitors.
- 13 No new residents may move onto the park with pets. No poultry or other animals 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.
- 14 It is forbidden to carry offensive weapons or other objects likely to give offence on Park, or to interfere with or disturb any flora or fauna on the Park.
- 15 Everyone using the Park is required to comply with the regulations of the Site License, Water Authority or any other Statutory Authority.
- 16 Access is not permitted to vacant pitches. Building materials or plant must be left undisturbed.
- 17 No commercial enterprise or business activities must take place on the Park.
- 18 The Occupier is responsible for the care and protection of all exposed water and sewage pipes. These must be effectively lagged against damage by frost.

