

BRAMFIELD MOBILE HOME PARK SITE RULES

The following rules of occupation are for the good management of Bramfield Mobile Home Park and for the benefit of all residents.

In these rules:-

- “Owner Occupier” means anyone who occupies a Park Home under an agreement to which the Mobiles Homes Act 1983 applies.
- “Tenant” means anyone who occupies a Park Home or caravan under the terms of a Tenancy Agreement.
- “You” and “Your” refers to the Owner Occupier or Tenant of a Park Home.
- “We” and “Our” refers to the Park Home owners Albert Saunders and Nelson Smith.

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 Owner Occupiers occupy a pitch in accordance with the Mobile Homes Act 1983, as amended.

None of these rules are to have retrospective effect. Accordingly:-

- They are to apply only from the date on which they take effect, which is 3rd February 2015.
 - No Owner Occupier or Tenant who is in occupation on that date will be treated as being in breach due to circumstances which were in existence on that date and which would not have been a breach of the Rules in existence at that date.
1. Only mobile homes of proprietary manufacture which conform to the definition contained in the Mobile Homes Act 1983 are allowed. All new homes and any replacement home will be supplied by, and must be purchased through, the Park Owners except where following destruction by fire or other cause when the replacement home will be supplied in conjunction with Insurers.
 2. The Park Home must be kept in sound and clean condition: the original external decoration must be maintained. The Park Home must not be repositioned. No external alteration of or addition to the Park Home or pitch is permitted without the prior approval of the owner (which will not be unreasonably withheld).

3. The Owner Occupier is responsible for the cleanliness of the pitch and must keep the area underneath the home clear of all combustible materials. You must not leave any food for birds out overnight.
4. The Park Home may be used by the Owner Occupier and members of his/her family and bona fide guests only but overnight shall not exceed the number of specified berths. The Owner Occupier or Tenant shall not sublet, take in lodgers, or allow a tenancy to be created.
- 5
 - a. Owner Occupiers are responsible for ensuring that electrical installations inside the home and on the pitch from the point where the supply to the pitch is connected comply at all times with all Statutory requirements.
 - b. As there is no mains gas, owner/occupiers and tenants are responsible for ensuring that any gas, bottles, connectors or appliances of any sort comply at all times with statutory requirements.
6. Owner Occupiers or Tenants must not permit waste water to be discharged onto the ground and are responsible for all household refuse being deposited in containers which must not be overfilled. Other than on collection days, such containers are to be screened and kept out of view of other residents.
7. You must not use musical instruments, all forms of recorded music players, radios or other similar appliances, or motor vehicles, so as to cause a nuisance to other Occupiers, especially between the hours of 10.30 pm and 8 am.
8. All vehicles must be driven carefully on the Park. You must hold a current driving licence and be insured to drive any vehicle on the Park. You must also ensure that any vehicle you drive on the Park is taxed in accordance with the requirements of law and is in a roadworthy condition.
9. Disused or unroadworthy vehicles must not be kept anywhere on the Park. We reserve the right to remove any vehicle which is apparently abandoned.
10. Emergency vehicles must be able to gain access at all times and therefore you must never obstruct roads in the Park.
11. You and your visitors may park on the road for a maximum period of ten minutes whilst loading or unloading. The engine must be turned off whilst any vehicle is stationary.
12. You must not park or allow the parking of a motor home or touring caravan anywhere on the Park.

13. You must ensure that, having loaded or unloaded as appropriate within the permitted ten minute period, any visitors' vehicles are parked in the designated visitors' parking area.
14. Maintenance or repairs to vehicles must not be carried out on Park roads.
15. Storage sheds, fuel bunkers or other structures must be non-combustible and must be of a design approved by the Park Owners (which will not be unreasonably withheld).
16. Landscaping of the Park is the responsibility of the Owners, who shall be consulted and give approval (which will not be unreasonably withheld) before the planting of trees and shrubs. This includes the erection of fences and any other structures. Original trees and shrubs shall only be pruned or removed by the owner.
17. You must use only circular type washing lines and these are to be screened from public view. They shall be cleared and put away when not in use.
18. You may keep up to two animals being either cats or dogs or one of each in your home. Dogs shall be of a small size for example Yorkshire Terrier, Scottie, or similar. You must keep any dog on a lead at all times when it is not in your home. Any mess made by your dog must be immediately removed hygienically by you.
19. You are responsible for the conduct of any children who visit you in your home.
20. The carrying of guns, offensive weapons or any other objects that are likely to cause offence is absolutely forbidden on the Park.
21. Access is not permitted to any vacant pitches. Any of the Owners' building materials or plant must be left undisturbed.
22. Services must only be connected or disconnected by the Owners who shall use appropriate qualified contractors for this purpose.
23. Underground electric cables, water mains and drains must be safeguarded by not driving posts into the ground or digging over grassed areas. In the event that you cause any damage you may be liable for the cost of any repairs.
24. You must not burn any waste materials or other substances in an open fire.
25. No person under the age of 50 years may occupy a Park Home as Owner Occupier. No person under the age of 40 years may reside in a Park Home as a tenant. This rule does not apply to the Park Owners or their Managers.
26. Everyone resident on or using the Park is required to comply with the conditions of the Site Licence.

27. All pitch fees or rent shall be made in advance, payable to or where directed by the Park Owners. Any arrears of pitch fee or rent shall attract interest at a rate of 3% above base rate.

28. Any cylinders of butane or other gas or combustible material must be kept in accordance with current gas storage and safety regulations and in locations approved by the Site Owners (which will not be unreasonably withheld).