

SITE RULES FOR BROOKMEADOW PARK

The following rules are intended to be for the good management of the Park and the benefit of all who use it. These Rules form part of the agreement pursuant to which each Occupier occupies their Pitch in accordance with the Mobile Homes Acts 1983 (as amended) (the "Agreement").

These rules take effect from [28th March 2015] and are not of retrospective effect.

DEFINITIONS

Park Home means a mobile home stationed on a Pitch, and occupied by the Occupier(s) as their only or main residence under the provisions of the Mobile Homes Act 1983 and subsequent amendments.

Park Owner means J B and J Small Park Homes, Victoria House, Victoria Street, Taunton, TA1 3FA

Park means Brookmeadow Park, High Street, Wroughton, Swindon, SN4 9LA

Pitch means the land, including any garden area, on which an Occupier is entitled to station their Park Home under the terms of their Agreement.

Occupier means the person or persons occupying a Park Home.

Installation, alteration and maintenance of Park Homes and Pitches

1. All Occupiers for all homes on the Park must be 50 years of age or over.
2. Only Park Homes of proprietary manufacture which comply with the definitions contained in the Caravan Site and Control Development Act 1960 are permitted on the Park.
3. All Park Homes must have a working flush toilet and bathroom (which may have either a bath or a shower or both).
4. The supply, delivery, movement and siting of any Park Home must be carried out by a professional contractor with appropriate public liability insurance.
5. Wheels must not be removed from the Park Home, nor can the Park Home be repositioned by the Occupier.
6. No external structural alterations or additions to the Park Home, other than porches and other non-permanent fixtures which comply with all relevant regulations and the site licence terms, are permitted without the prior written consent of the Park Owner, such consent not to be unreasonably withheld. No replacement of the Park Home is permitted without the prior written permission of the Park Owner.

7. The underneath of each Park Home is to be kept absolutely clear and not used as storage space.
8. Trees and plants on a Pitch which are within the ownership of the Occupier must not be permitted to grow to a size or shape as to interfere in any way with neighbouring properties. Trees and shrubs must not be removed when a Pitch is vacated.
9. Fences and walls are not to be erected without the prior written permission of the Park Owner, such permission not to be unreasonably withheld. Existing fences must be kept in good repair.
10. Only one storage shed is permitted on each Pitch. It must be constructed of non-combustible material and of a size (up to a maximum of 8 foot by 6 foot) and design approved by the Park Owner prior to installation, such approval not to be unreasonably withheld or delayed and provided that no payment is required for such approval, and positioned to comply with the relevant conditions of the site licence in force at the relevant time and any requirements of the local authority. Any form of fuel storage (being of proprietary type concrete or metal fuel bunker specification) or other structure must be in compliance with all relevant regulations.
11. Occupiers (and their guests) must not use, or interfere with, the fire points provided for other than the emergency use intended.
12. Occupiers are responsible for ensuring that all electrical, solid fuel, oil and gas installations within their Park Home and on their Pitch comply at all times with the regulatory requirements other than any such installations which supply other Park Homes and remain the responsibility of the Park Owner.
13. The Occupier must not permit mains or waste water to discharge onto the ground nor permit to pass into water closets, gullies or drains any matter that is likely to cause blockage or damage. Occupiers must keep in good repair and condition all pipes and cables for which they are responsible.
14. All external water pipes for which the Occupier is responsible shall be lagged against frost by the Occupier who will be responsible for any wastage of water due to the Occupier's failure to do so.
15. In order to avoid the risk of damaging or interfering with underground services, no holes or ponds may be dug in the ground save, and upon taking reasonable care, in digging a hole for the planting of a plant or shrub.

16. Access is forbidden to vacant pitches save, where reasonably necessary, for the upkeep of an Occupier's plot.

Use of the Park Home and Guests

17. The Park Home may only be used by the Occupier and members of their permanent household and invited guests. Occupiers will be held responsible at all times for the behaviour and actions of their guests. The number of persons occupying the Park Home shall not exceed the number for which the Park Home was designed as detailed in Part 1 of the Agreement.
18. Families with children will not be allowed to occupy or become permanent residents of the Park.
19. Children may not climb trees or banks on the Park, must not be allowed to play around the Park Homes of other Occupiers unless invited to do so, neither must they be allowed to play on roads within the Park.

Rules for Occupiers

20. External fires, including incinerators, barbeques and chimineas are not permitted.
21. Pets must be kept under proper control. They must not cause noise or nuisance to other residents or be allowed to despoil the Park. Occupiers must not keep any pet or animals except the following:
 - One dog per Park Home
 - One domestic cat per Park Home
22. The Occupier is responsible for the disposal of all household waste (suitably wrapped and sealed) in Local Authority approved containers, which must not be overfilled, through the Local Authority refuse collection service. Garden refuse must be disposed of in a proper manner.
23. Satellite dishes must be screened to be discrete. No tents or awnings may be erected on the Park.

Rules Relating to Vehicles

24. 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 visitors authorised to bring vehicles onto the Park do so at their own risk.
25. Vehicles must be parked in authorised parking spaces.
26. No commercial vehicles are allowed on the Park other than those belonging to tradespeople carrying out work for Occupiers or making deliveries. No commercial vehicles may be left on the Park overnight.
27. Trailers, touring caravans, boats and motor homes are not permitted to be kept on the Park, save that small trailers which do not cause any obstruction or annoyance to Occupiers are permitted provided that if parked on a Pitch they are parked in a discrete position.
28. Disused or unroadworthy or untaxed vehicles must not be left on the Park and the Park Owner reserves the right to remove any abandoned vehicles if they have documentation proving the abandonment.
29. No major repairs to vehicles (entailing immobilisation for more than 24 hours) are permitted on the Park Owner's land. Motor oils and other fuels of that nature must not be discharged anywhere on the Park.

