

BEACON PARK HOME VILLAGE PARK RULES

In these rules:

- “occupier” means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983 applies or under a tenancy or any other agreement
- “you” and “your” refers to the homeowner or other occupier of a park home
- “we” and “our” refers to the park owner (i.e. Seaside Leisure Parks Limited or any other successor entity, person or business)

These rules are in place to ensure acceptable standards are maintained on the park, which will be of general benefit to the 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.

With the exception of the rule relating to the colour of the exterior of the home, the rules apply to any occupiers of park homes who rent their home.

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

- they are to apply only from the date on which they take effect; 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 that date and which would not have been a breach of the rules in existence before that date.

THE CONDITION OF THE HOME

1. Occupiers must maintain the outside of their park home in a clean and tidy condition.
2. Save for as permitted by these rules you must not make any alterations to your pitch or any part of the park, or any external alterations to your park home, without first obtaining our prior written approval, such approval which will not be unreasonably withheld or delayed.
3. Where the exterior of your mobile home is repainted or recovered you must use reasonable endeavours not to depart from the original exterior colour scheme.
4. You must not remove the wheels of your park home.
5. You must not reposition your mobile home without our prior written approval (such approval not to be unreasonably withheld or delayed).

CONDITION OF THE PITCH

6. Occupiers should maintain their allocated pitch (to include any surrounding garden and outbuildings belonging to it or enjoyed with it) in a clean and tidy condition.
7. For reasons of ventilation and safety, the underneath of your home must be kept clear and not used as storage space.
8. You must not cause any damage to trees on your pitch. Trees may not be lopped, felled or removed without our prior written approval (such approval not to be unreasonably withheld).
9. You must not erect fences or other means of enclosure unless you have obtained our prior written approval (which will not be unreasonably withheld or delayed). You must position fences and any other means of enclosure so as to comply with park's site licence conditions and fire safety requirements.
10. You must not erect any pole, mast, wire, dish or communications receiving equipment on your home or on your pitch without our prior approval in writing (which will not be unreasonably withheld or delayed).
11. External fires, including incinerators, are not allowed.
12. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
13. You must not keep explosive substances on the park.

SHEDS, PORCHES, CONSERVATORIES AND OTHER STORAGE

14. You must not have more than one storage shed on your pitch. The design, size and standard of the shed must be approved by us in writing (approval will not be unreasonably withheld or delayed). You must position the shed so as to comply with the park's site licence and the fire safety requirements.
15. You must not erect a porch at your home without our prior written approval (such approval not to be unreasonably withheld or delayed). Any erection of the porch must comply with the park's site licence, any fire safety requirements and any requirements of the local planning authority.
16. You must not erect a conservatory at your home without our prior written approval (such approval not to be unreasonably withheld or delayed). Any erection of the conservatory must comply with the park's site licence, any fire safety requirements and any requirements of the local planning authority.
17. Save for the shed mentioned at rule 14 above and any receptacle for the storage of domestic waste pending collection by the local authority, you must not have any other storage receptacle on the pitch.

18. You must ensure that any shed or structure erected in the separation space between park homes (being the space between your park home and any neighbouring home) is of a non-combustible construction and positioned so as to comply with the park's site licence conditions and fire safety requirements. Please note wooden or plastic sheds will not be permitted as they do not meet the required safety standards.

REFUSE

19. 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.
20. You must not deposit any waste or rubbish on any part of the park (including on any individual pitch) other than in the local authority approved containers.

STATUTORY AUTHORTIES

21. Occupiers are responsible for ensuring that all and any installations on their pitch (which are not the responsibility of the park owner) and appliances within their mobile homes and/or on their pitch (be they gas, electric or otherwise) comply at all times with the requirements of the Institute of Electrical and Electronic Engineers, the Institute of Gas Engineers & Managers and/or other appropriate regulatory authorities.

COMMERCIAL ACTIVITIES

22. 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 other staff, other workers, customers or members of the public calling at the park home.

AGE

23. No person under the age of 55 years, or over the age of 55 years but with resident dependent children, may reside in a park home.

LIABILITY AND INSURANCE

24. You must insure and keep insured your mobile home and its contents with a member of the British Insurance Association against loss or damage by theft, fire, flooding, storm and tempest and liability to any third party and such other risks as ordinarily provided for in residential park home insurance.
25. You must, upon request, provide a copy of such insurance policy to the park owner and such evidence, that the park owner may reasonably require, to ascertain that the policy is valid, current and all premiums have been paid up to date.

NUISANCE

26. No occupier shall do or permit to be done anywhere on the park any act or omission which may be or become or cause a nuisance, damage, annoyance or inconvenience to us, to any other occupier on the park or to any visitor to the park
27. Occupiers will be held responsible at all time for the conduct of their children/grand children and any other guests.
28. You must ensure that any visitors to your home comply with these rules.
29. Record players, radios, other similar appliances and any musical instruments must not be used to cause nuisance to other occupiers, especially between the hours of 8.30pm and 8.00am.
30. Vehicles must not be used so as to cause a nuisance to other occupiers especially between the hours of 8.30pm and 8.00 am.

PETS

31. You must not keep any pets or animals except the following:
 - a) Not more than two dogs (any of the breeds subject to the Dangerous Dogs Act 1991 are not permitted). 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 despoil the park.
 - b) Not more than two domestic cats. You must keep any cat under proper control and must not permit it to frighten other users of the park, or to despoil the park.
 - c) Subject to rule 31(a) any dog must be kept securely within its owners mobile home except when under and within the direct control of its owner.
 - d) Any pet must not be permitted to cause a danger or a nuisance to any other person whether by noise, behaviour or otherwise nor to cause any damage to any property on the park.
 - e) Any occupier which is an owner of a pet must without unreasonable delay remove and dispose of safely and hygienically any faeces of such pet.
 - f) Nothing in this rule 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.

WATER/ELECTRICITY

32. You must not permit wastewater to be discharged onto the ground.

33. You must not cause or allow any matter to pass into the water closet or drains which is likely to interfere with the free flow of water
34. You must only use fire extinguishers in the case of a fire.
35. You must protect all external water pipes from potential frost damage and maintain any such protection.
36. You must protect all external sewage connections from any damage and maintain any such protection.
37. You must protect all external electrical connections from the meter housing to the park home from any damage and maintain any such protection.

OCCUPANTS OF THE PARK

38. You must not use your park home for any use other than a residential dwelling. Your park home must be your only or main residence.
39. The resident or residents named in the Written Statement for your park home must reside at your park home.
40. You must not sublet your park home in any manner whatsoever. This rule does not apply to any park homes on the park that are owned by the park owner.
41. You must ensure that the number of persons residing in or occupying the park home does not, at any one time, exceed the specified number of berths.

VEHICLES

42. All vehicles must be driven carefully on the park and not exceed the displayed speed limit of 5 mph.
43. You must not park more than two vehicles on the park.
44. Parking is not permitted on roads or grass verges.
45. You must not park anywhere except in the parking space(s) allocated to your home.
46. You must ensure that any vehicle you drive on the park is taxed and insured as required by law and is in a roadworthy condition. You must hold a current driving licence and be insured to drive any vehicle on the park.
47. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
48. You must not carry out the following works or repairs on the park:
 - (a) major vehicles repairs involving dismantling of part(s) of the engine; or
 - (b) works which involve the removal of oil or other fuels.

49. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:

- a) light commercial or light goods vehicles as described in the vehicle taxation legislation; and
- b) vehicles intended for domestic use but derived from or adapted from such a commercial vehicle

with the exception of commercial vehicles operated by the directors or shareholders of the park owner, their family, the park warden, other employees or contractors instructed by the park owner, utility providers or the Royal Mail.

50. You must not park or allow the parking of any caravan or trailer of any sort on the park.

51. You must ensure that any visitors to the park use available allocated visitor parking and comply with the parking restrictions set out in these rules.

MISCELLANEOUS

52. No ball games are allowed on the roads or on communal areas of the park.

53. You must not use or display guns, firearms and offensive weapons (including crossbows) on the park and you may only keep them on the pitch or in your home if you hold the appropriate licence and they are securely stored in accordance with that licence.

54. You must not breach the terms of the site licence or any planning permission for the park.

55. Linen lines (rotary lines only) must be reasonably screened from public view.

56. You must not access vacant pitches on the park.

57. You must not disturb any building materials and/or plant that may be located on the park from time to time.

Rules regarding fishing are available on a separate sheet at the office

NB These Park rules, although fairly comprehensive do not cover every aspect that may arise. Therefore, please call in at the Park Office if any queries arise over anything, mentioned or not