

OAKLANDS~GRANGE PARKS

July 2014

PARK (SITE) RULES 2014



Definitions

- (a) The Occupier of any Park Home is hereinafter called the 'Resident'.
- (b) The Park Owner is hereinafter called the 'Management'.
- (c) The term 'Plot' is the area of land on which the Park Home is positioned.

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

- They are to apply only from the date on which they take effect.
- No occupier who is in occupation on the date these rules are to become effective will be treated as being in breach due to circumstances which were in existence on that date.

Condition of the plot

1. For reasons of safety Residents must keep the underneath of their home clear and not use it as a storage area.
2. Fences or other structures must not be erected without the approval of management (approval not to be unreasonably withheld).
3. The park has an open plan policy, therefore no fences or walls must be erected around front gardens. The idea being to maintain 'green' frontages to create a pleasant environment.
4. No external fires are allowed on plots including incinerators for obvious safety reasons.
5. Personal barbecues are allowed and the necessary precautions must be taken.
6. Rotary clothes lines are to be used whenever possible.

Storage

7. One storage shed is allowed on each pitch. Where the shed is sourced and purchased by the Resident, the design and size must be approved by management. It must be of metal construction and non-combustible to comply with the site licence. The footprint of the shed shall not exceed 24sq ft.

Business Activity

8. The Resident must not use any part of the park home, the pitch or the park for any business purpose or 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 Residents.

Age of Occupants

9. No person under the age of fifty years may reside in a park home with the exception of the park owner, his family and approved management staff.

Pets

10. Not more than two dogs per park home (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all). Residents must keep any dog under proper control while on the parks on a short leash at all times.
11. Not more than two domestic cats per park home. Residents must keep any cat under proper control and must not permit it to despoil the parks.

Vehicles

12. Only 'domestic' vehicles can be kept on the parks except for those owned by the management.
13. No caravans or motor homes can be kept on the parks.
14. Only roadworthy vehicles must be kept on the parks.
15. No vehicle must be abandoned on the parks.
16. No 'major' vehicle repairs must be carried out on the parks.
17. All cars must be driven within the designated speed limit.
18. Commercial vehicles are allowed to make deliveries.

External Decoration

19. Any change to the colour of the exterior of the home must be discussed with management prior to the change (approval not to be unreasonably withheld).

Control of Children

20. No children are to reside on the Parks but are allowed to stay for holidays. Residents are responsible for the conduct of children in their custody.

Sanitation

21. No 'foreign' objects must be put into the drainage system as it may cause blockages and problems at the pumping stations.

Freezing precautions

22. It is the Residents responsibility to take precautions against freezing on all pipework above ground level.

Fire Precautions

23. All Residents should be familiar with the Fire Points on the parks.

Water

24. All water on the parks is metered and the cost shared between Residents. Hand held hoses are allowed for washing cars and watering gardens etc: providing an annual hose pipe licence has been purchased from the office. The licence charges are deleted from the water bill prior to being divided amongst the residents. Residents cannot use sprinklers.

These rules have been drawn up to assist Management and Residents in creating a pleasant environment in which to live.