

## **Bartingtonhall Park**

Warrington road Bartington Cheshire CW8 4QU

All correspondence to: - The Dell, Church street,

Whatton Notts NG13 9EL: Telephone: 07831395769

Park rules:

Preface of these rules:

Occupier means anyone who occupies a park home, whether under an agreement to which the (mobile homes act 1983) applies or under tenancy or any other agreement.

You and “yours” refers to the home owner or other occupier of a park home.

We and “ours” refers to the park owner.

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.

The form part of the agreement by which homeowners occupy the pitch in accordance with the mobile homes act 1983, as amended.

1. No external extensions of the home or pitch is permitted without the written approval of the park owner, this include fences, hedges, trees and shrubs.
2. The occupier is responsible that all household refuse is deposited in approved containers, which must not be overfilled. Garden refuse should be deposited in approved containers and not be left contained in plastic refuse sacks.
3. Musical instruments, cd players, radios and other musical appliances and vehicles must not be used to cause nuisance to others, especially between the hours of 10pm and 8am.
4. All vehicles must be driven carefully on the park with due regard to any one way systems in operation, not exceeding the speed limit of five mph.
5. Vehicles must be parked in authorised parking spaces or spaces approved by the park owner, other than delivering goods and services you must not park or allow parking of commercial vehicles of any sort on the park, including light commercial or light goods vehicles as described in the vehicle taxation legislation and vehicle's intended for domestic but derived from or adapted from such a commercial vehicle with exceptions of commercial vehicles operated by the park owner and their family, or park warden etc.
6. You must not have more than one storage shed on the pitch, where you source the shed yourself the design, standard and size of the shed must be approved by us in writing (approval will not be withheld unreasonably) you must position the shed so as to comply with the parks site licence and fire safety requirements. Any further storage

containers will not be permitted unless approval is first obtained in writing by the park owner.

7. You must ensure that any structure erected shed/storage etc., is of non-combustible construction and positioned so as to comply with the parks site licence.
8. Washing lines are to be reasonably screened.
9. Not more than one dog (other than any of the breeds subject to the dangerous dog act 1991 which are not permitted at all) 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 one meter in length and must not allow it to despoil the park. You must not keep more than one domestic cat 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.
10. No person under the age of 50 years may reside in a park home, with the exception of the park owner and their family or park warden.
11. 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 license and they are securely stored in accordance with that license.
12. You must not cause any damage to any property or gardens on the park.
13. For reasons of ventilation and safety you must keep the underneath of your home clear and not as a storage space.
14. You must not have external fires, including incinerators, barbecues are permitted.
15. You must not keep flammable substances on the park except in quantities reasonable for domestic use.
16. You must not keep explosive substances on the park.
17. 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 office any office work of a type which does not create a nuisance to other occupiers and does not involve other staff.

Notes:

The express terms of a homeowners agreement contain an undertaking on the part of the homeowner not to allow anything which is or is becomes a nuisance, inconvenience or disturbance to other occupiers at the park and this understanding extends to the behaviour of pets and animals. A similar requirement not to cause a nuisance applies to residents and again this includes the behaviour of pets and animals.