

Park Rules for Blackbushe Park

The aim of these rules is 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 park rules form part of, and should be read with the Agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983, as amended.

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;
- “Pitch” means the individual plot on which a park home is situated or may be situated in the future.

1. Occupiers

- 1.1. The park is exclusively for people of age 50 years and over. No person under the age of 50 may reside in the park home.

2. Pets

- 2.1. You must not keep any dog or cat at the park home or on the pitch.
- 2.2. Other small pets are acceptable, provided they are housed in a cage, aquarium or similar and remain at all times within your park home. No pet may cause nuisance to any other occupier or neighbour of the park, by means of odour, noise or health hazard.
- 2.3. Your visitors may bring their own pets on to the park provided that they are kept on your pitch at all times during the visit, except when accessing or egressing your pitch. Your visitor’s dog(s) are to be kept on a lead when crossing the communal areas of the park. Your visitor’s pets must not cause nuisance to any other occupier or neighbour of the park.
- 2.4. You may not temporarily house any animal other than your own.
- 2.5. Rules 2.1, 2.2 and 2.3 do not prevent you from having an assistance dog in your home, if this is required to support your or your visitors’ disability. Assistance Dogs UK or any successor body must have issued you or your visitor with an Identification Book or other appropriate evidence and this evidence must be shown to the park owner upon request. It is your responsibility to ensure that any assistance dog will not cause nuisance to any other occupier or neighbour of the park, by means of odour or excessive noise. Assistance dogs must not be let off the lead on the park or pitch and you are responsible for ensuring that any fouling is immediately cleared up.

3. Vehicles and Parking

- 3.1. You and your visitors must drive vehicles on the park carefully and within displayed speed limits.
- 3.2. You may keep and park private motor vehicle(s) on the park, only. No other type of motor vehicle is permitted. In this context “private motor vehicle” includes a motorcycle but does not include vehicles falling within the following descriptions:
 - Commercial or goods vehicles of any sort including light goods vehicles;
 - Vehicles adapted for domestic use which were derived from a commercial or goods vehicle;
 - Any vehicle with ‘blanked out’, steel panelled or similar side or rear windows;
 - Any sign-written vehicle.



This rule 3.2 shall not prevent you receiving delivery of goods and services and having visits from the vehicles which are listed as not being private motor vehicles, provided they do not stay overnight.

3.3. Subject to the exceptions below, your Agreement entitles you to keep and park one private motor vehicle on the park, only and:

3.3.1. Where you do not have a driveway on your pitch, you may park one vehicle in the communal parking areas.

3.3.2. Where your pitch has a driveway providing parking space sufficient for one vehicle, you may park one vehicle on your driveway. No vehicle or part of a vehicle may protrude onto the estate road at any time.

There are three exceptions, allowing for a second vehicle, which is the maximum permitted per pitch:

3.3.3. If your pitch has a driveway providing parking space sufficient for two vehicles, you may park up to two vehicles on your driveway. No vehicle or part of a vehicle may protrude onto the estate road at any time;

3.3.4. If your pitch has a driveway and a garage, you may park a total of two vehicles within your garage or on your driveway. No vehicle or part of a vehicle may protrude onto the communal parking area at any time;

3.3.5. If you rent a garage on the park, subject to availability.

3.4. You and your visitors must not park on or obstruct the estate roads, passing bays, turning bays, grass verges, vacant pitches or gardens.

3.5. You and your visitors must not park motorhomes, touring caravans or boats anywhere on the park. One small trailer is permitted provided it is kept in a garage.

3.6. Disused or unroadworthy vehicles must not be kept anywhere on the park. The park owner reserves the right to remove any vehicle which is apparently abandoned after serving written notice on the last known owner, where practicable to do so.

3.7. You may not allow visitors to leave any vehicle overnight in the communal parking areas when they are not staying with you on the park.

3.8. You must not carry out any major vehicle works or repairs on the park, such as:

- Vehicle repairs involving dismantling of part(s), including the engine or bodywork;
- Works which involve the removal of oil or other fuels.

4. Condition of the Pitch

4.1. The park is open-plan and pitches are mainly laid to lawn. You must not erect fences, hedges or other means of enclosure.

4.2. Your pitch must be kept in good order. Vegetation must not be allowed to overgrow into neighbouring pitches or communal areas, including footpaths and the estate roads.

4.3. You must seek the park owner's permission before making any improvements to the pitch. Permission will not be unreasonably withheld or delayed but please note we are unlikely to give permission for the pitch to be overlaid by artificial materials such as paving, shingle or astroturf.

4.4. Trees or shrubs may only be planted in accordance with local authority requirements and must be maintained in order to comply with those requirements. You must not allow any tree or shrub on your pitch to grow in excess of two metres in height.



- 4.5. You must ensure that any garden furniture or other structure in the separation space between your park home and any neighbouring park home is of non-combustible material.
- 4.6. Rotary washing lines only, are permitted, and should be installed in a reasonably discreet location.
- 4.7. You must not have any external fires.
- 4.8. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.

5. Storage

- 5.1. If your pitch has no garage, you are permitted to have one storage shed only, on the pitch, and no further outbuildings. The design, standard, location and size of the shed must be approved by the park owner in writing (approval will not be unreasonably withheld or delayed). The maximum dimensions of the shed shall not exceed 2.5m x 1.9m.

Or:

If your pitch has been provided with its own garage, further outbuildings are not permitted. If the garage requires replacement, it must be replaced on a like-for-like basis and its design, standard, location and size must be approved by the park owner in writing (approval will not be unreasonably withheld or delayed).

- 5.2. Other than the shed or garage and any receptacle for the storage of domestic waste pending collection by the local authority, you must not have any storage receptacle on the pitch.
- 5.3. You must ensure that any storage structure in the separation space between your park home and any neighbouring park home is of non-combustible construction.

6. External Decoration

- 6.1. You must maintain your pitch and the outside of your park home in a clean and tidy condition. Where the exterior is repainted or recovered, you must use reasonable endeavours not to depart from the original colour scheme, or to repaint using a pale, neutral colour.
- 6.2. You must maintain any outbuilding in a clean and tidy condition. Where outbuildings require repainting, you must use reasonable endeavours not to depart from the original colour scheme. Where there is a garage on the pitch, you may repaint your garage door to match the principal exterior colour of your home, or using a single, pale, neutral colour. Pre-cast concrete panels of outbuildings may not be over-painted.

7. External Alterations and Additions

- 7.1. Alterations or additions to an outbuilding or the pitch must be approved in writing by the park owner (approval will not be unreasonably withheld or delayed) in order to maintain acceptable standards on the park, and to ensure compliance with:
 - The park's site licence;
 - The conditions of the park's planning permission;
 - Fire safety regulations;
 - Other relevant legislation (such as Tree Preservation Orders).
- 7.2. We also recommend that you consult us about any repairs or improvements to your park home to ensure compliance with the above restrictions and with the legal definition of a caravan.



8. Receiving Equipment such as Satellite Dishes and TV Aerials

- 8.1. Receiving equipment may only be attached to the part of the home which is furthest away from the estate road and/or nearest communal footpaths. As far as possible, receiving equipment should be hidden from public view and for that reason non-standard, large satellite dishes are discouraged. Equipment may be raised just above the pitch of the roof, if required, to obtain adequate reception. Should it be necessary to position a satellite dish, aerial or other device differently, to achieve adequate reception, you must obtain prior approval from the park owner (approval will not be unreasonably withheld or delayed).

9. Water

- 9.1. You must repair any water leak from your home, promptly.
- 9.2. Hoses are permitted for watering gardens, only. Where water is not individually metered at the park home, you must not use a sprinkler, any other mains water irrigation system or a pressure-washer.
- 9.3. You must only use fire point hoses in case of fire.

10. Refuse

- 10.1. You are responsible for the disposal of all household, recyclable and garden waste in designated approved containers through the local authority service or other appointed service provider. You must not overfill containers. Your containers must be placed in the approved position for collections and returned to your pitch promptly, after collection.
- 10.2. Waste or rubbish must not be deposited on any part of the park (including any individual pitch), other than in designated approved containers. This also applies to any contractor engaged by you.

11. Visitors and Guests

- 11.1. You are responsible for the conduct of your visitors, including children. For reasons of safety, you may not allow children to play in the communal areas of the park.

12. Noise Nuisance

- 12.1. You must not use musical instruments, music players, televisions and other appliances or machinery so as to cause a nuisance to other occupiers or any neighbour of the park, especially between the hours of 10.30pm and 8am. This also applies to the use of motor vehicles.

13. Business Activities

- 13.1. The park home or the pitch (or any part of either) must not be hired out and accommodation must not be rented to paying guests.
- 13.2. The park home, the pitch or the park (or any part of the park) must not be used for any business purpose, or for the storage of stock, plant, machinery or equipment used or last used for any business purpose. However, you may 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 or the park.



14. Weapons

14.1. You must not keep, carry, use or display guns, explosives, firearms or offensive weapons on the park.

15. Vacant Pitches

15.1. For reasons of safety, access to vacant pitches is not permitted.

These rules have been the subject of consultation with occupiers and are intended to maintain the standards on Blackbushe Park and benefit everyone living there.

