

PARK RULES FOR OAK TREE FARM

In these rules:

"occupier" means anyone who occupies a mobile home, whether under an Agreement to which the Mobile Homes Act 1983 applies or under a tenancy or other agreement.

"you" and "your" refers to the homeowner or other occupier of a mobile home

"Park" means the protected site known as Oak Tree Farm

"Pitch" means the land, forming part of a protected site and including any garden area, on which an occupier is entitled to station a mobile home under the terms of the agreement

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. They form part of the Agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983 (as amended)

With one exception the rules also apply to any occupiers of mobile homes who rent their home. The only rule which does not apply to occupiers who rent their home is rule 17 about the colour of the exterior of the home, as someone renting their home would not be responsible for the exterior maintenance.

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

They are to apply only from the date on which they take effect, which is **10 March 2023**.

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.

These rules apply (for as long as they live on the park) to the park owner and any employees, with the exception of the following rules 22, 23, 26, 31, 32, 33, 34, 37 & 42.

Conditions of the Pitch

1. You are responsible for the maintenance of the Pitch and must ensure that it is kept in a clean and tidy condition.
2. For reasons of ventilation and safety you must keep the underneath of the mobile home clear and not use it as a storage space. However, you may keep the following underneath the mobile home:

- One set of ladders made of a non-combustible material; and
- fishing rods.

The above exceptions are only permitted due to their size, making them more difficult to be stored anywhere else on the Pitch or in the mobile home.

3. You must ensure that the Pitch and connections to services are left undamaged when you vacate or sell the mobile home.

4. You must not, unless approval in writing has been obtained from the park owner (which will not be unreasonably withheld or delayed) and (in certain cases) the Director of Environmental Services of the Stratford on Avon Council, carry out any of the following;
 - Works to the Pitch which include (but are not limited to) paving, other types of hard landscaping, the formation of a pond and the creation of a parking space.
 - Fencing or other means of enclosure of the Pitch, which must not be more than 1 metre high.
 - Erection of any structure, including (but not limited to) a porch, garage, outbuilding, arbour, pergola, or greenhouse.
 - Planting, felling, lopping, and topping of any trees or hedges. Unless in cases of emergency. In every case, you must seek the advice of, and work is to be carried out by a qualified tree surgeon or horticulturist. In cases of trees and hedges situated on common areas of the Park land, no work is to be carried out in any circumstances unless agreed with the park owner first.
 - Erection of any pole or mast.
5. You must make reasonable endeavours to ensure that any satellite dish or other television/communications receiving equipment is screened from public view and situated at the rear of the mobile home.

Storage

6. You must not have more than one shed on the Pitch. Any shed must be constructed of non-combustible materials and be situated at the rear of the mobile home. Where you source the shed yourself, the design, standard and size of the shed must be approved by the park owner in writing (approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed 8ft by 8ft.
7. You may have one container on the pitch for use as storage, in addition to the shed mentioned in rule 6 and any receptacle for the storage of domestic waste pending collection by the local authority. The container for storage must be constructed of non-combustible materials and it must not exceed the following dimensions - 160cm (W) x 90cm (D) x 119cm (H).
8. You must ensure that any shed, decking, or other structure erected in the separation space between mobile homes is positioned so as to comply with the Park's site licence conditions and fire safety requirements. The separation space is the space between your mobile home and any neighbouring home.
9. Washing lines and rotary dryers are to be reasonably screened from public view and sited at the rear of the mobile home wherever possible.
10. You must not have external fires, including bonfires, fire pits and incinerators. However, barbecues are permitted.
11. You must not keep petrol, oil, or other inflammable substances in the mobile home, on the Pitch or the Park, except in quantities reasonable for domestic use.
12. You must not keep explosive substances in the mobile home, on the Pitch or the Park.
13. You must not do, or allow to be done, anything on the Park, the Pitch or in, or to the mobile home, which might breach any of the conditions of the Park owner's site licence.

Mobile Home Responsibilities / External Decoration of Mobile Homes

14. You must ensure that your mobile home, at all times complies with the statutory definition of a caravan. 'Mobile home' has the same meaning as "caravan" in Part 1 of the Caravan Sites Act and Control of Development Act 1960. (Or any definition that may subsequently amend or supersede it).
15. Only mobile homes which are of proprietary manufacture and comply with British Standard 3632 ("BS3632") or any other British Standard relevant to mobile homes which may supersede BS3632, shall be sited on the Park.
16. Your mobile home may not be repositioned on the Pitch, until approval in writing has been obtained from the Park owner (which will not be unreasonably withheld or delayed).
17. When re-painting and/or re-covering the exterior of the mobile home, you must use reasonable endeavours not to depart from the original exterior colour-scheme of the mobile home. You must use reasonable endeavours not to depart from the original exterior cladding or textured finish of the mobile home.
18. You must not display any advertising material on the mobile home or on the Pitch except for the name of the manufacturer of the mobile home and save that park social activities and residents' association meeting notices maybe displayed on the mobile home providing the notice concerned does not exceed A3 size and is removed within 48 hours of any such event taking place. This does not include mobile home "For Sale" signs nor does it include 'no cold calling signs positioned on the mobile home.
19. You must not use the mobile home, the Pitch or the Park for any business purpose, and you must not use the mobile 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 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 mobile home or the Park.

Refuse

20. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Unless it is a refuse collection day, containers must be kept (wherever possible) at the rear of the mobile home. You must not overfill containers and must place them in the approved position for the local authority collections. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the Park (including any individual Pitch).
21. Skips are permitted to be kept on the Park for a maximum period of 14 days. Skips must be kept within the confines of the pitch. If there is no vehicular access to the pitch and no parking space on the pitch, the occupier may utilise a visitor parking space in the car park, for the purpose of storing a skip, for a maximum period of 14 days. To ensure that standards are maintained, and any health and safety requirements are complied with, you must notify the office of any skip delivery and collection dates, giving as much notice as possible. Where an occupier requires the use of a visitors parking space, in the circumstances described above, they must confirm that the size of the skip will not occupy more than one parking space. The location of the visitor parking space must be agreed with the site owners first.

Age of occupants

22. No person under the age of 55 years may reside in a mobile home, with the exception of the Park owner and their family, the Park warden etc.
23. No children are permitted to permanently reside on the Park.

Noise / Nuisance

24. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles so as to cause a nuisance to other occupiers, especially between the hours of 10.30pm and 8.00am.
25. You must not do, or allow to be done anything on the park, pitch or the mobile home which may:-
 - be or become a nuisance to or cause annoyance, inconvenience, or disturbance to, the Park owner or anyone else on the Park, including other occupiers, visitors, and contractors.
 - cause damage to any property belonging to the Park owner or anyone else on the Park, including other occupiers, visitors, and contractors; or
 - be a criminal offence or public order offence.

Pets

26. You must not keep any pet or animal on the Park, in the mobile home or on the Pitch, save for those mentioned in the Exceptions set out below. This includes looking after a pet or animal temporarily.

Exceptions –

- Domestic pets housed in a cage, aquarium or similar which must always remain in the mobile home. You must not allow any such pet to be exercised, to live or otherwise be housed outside on the Pitch.
 - A new occupier may bring one cat or one dog on to the Park which they already own (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all) and may keep it for as long as they wish but they shall not be permitted to replace the pet or acquire another pet.
 - You must keep any dog under proper control and must not permit it to frighten other users of the park.
 - You must keep any dog on a leash not exceeding 2m in length and must not allow it to despoil the park.
 - 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.
27. These rules do not prevent 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

28. You must protect all external water pipes (for which you are liable) from potential frost damage.
29. Firefighting equipment situated on the common areas of the Park must only be used in the event of a fire. It must not be used for any other purpose.

Vehicles

30. You must drive all vehicles on the Park carefully and within the displayed 15 mph speed limit and comply with any one-way system in force.
31. Every home is allocated one parking space either on the common areas of the Park or on the Pitch. You must park in your allocated parking space. You are not permitted to park anywhere else on the Park.
32. You must not park in any visitor car parking spaces. Visitors must park in a visitor parking space, or your allocated parking space, if not already in use.
33. Subject to rule 34, you must not park more than one vehicle on the Park, which includes the Pitch.
34. You may park more than one vehicle on the Pitch, up to a maximum of 2 vehicles, only if you have adequate space to do so and you have obtained permission from the Park owner to construct an additional parking space, in accordance with rule 4 above. When considering any application for consent to the creation of an additional parking space on the Pitch, the site owner will consider in particular whether the design of the proposed parking space and materials used, are suitable to accommodate a vehicle, and the potential impact of any excess rainwater runoff on any neighbouring pitch and the site's drainage system.
35. You must not park or drive on any of area of grass on the Park or the Pitch.
36. There is a one-way road system in operation on the Park, consequently, parking on Park roads creates an obstruction. Parking is therefore not permitted on the Park roads, unless It is for the purposes of loading and unloading, in which case the parking duration must not exceed the time required for the purpose of loading and unloading.
37. You must not park or allow the parking of commercial vehicles of any sort, on any part of the Park or on the Pitch, including:
 - Light commercial or light goods vehicles as described in the vehicle taxation legislation;
 - and
 - Vehicles intended for domestic use, but derived from or adapted from such a commercial vehicle

The only exceptions to this rule are:

- Commercial vehicles operated by the Park owner and their family.
- Commercial vehicles operated by the Park warden.
- Commercial vehicles operated by any contractor working on behalf of the Park owner;
- and;
- for the delivery of goods and services to the mobile home or the Pitch.

38. You must hold a current driving licence and be insured to drive any vehicle you use on the Park. You must provide upon reasonable request evidence that you hold a current UK driving licence and insurance to drive any vehicle you use on the Park.
39. You must also ensure that any vehicle you drive on the Park is taxed in accordance with the requirements of law and is in a roadworthy condition. Disused and unroadworthy vehicles must not be kept anywhere on the Park. The Park owner reserves the right to remove any vehicle which is apparently abandoned.
40. You must not carry out the following works or repairs on the Park;
 - major vehicles repairs involving dismantling of part(s) of the engine.
 - works which involve the removal of oil or other fuels.
41. Joyriding of cycles, motorbikes, and mopeds is strictly prohibited on the Park roads and in the car parks.
42. You must not park, on the Park or the Pitch, a caravan motorhome, campervan, or other similar types of leisure vehicle. The exception to this rule is that you may, from time to time, for a maximum period of 24 hours, park a caravan motorhome, campervan or other similar types of leisure vehicle on the Pitch only, for purposes of loading and unloading, cleaning and other such domestic tasks related to maintaining the leisure vehicle. For the avoidance of doubt, 'from time to time' means occasionally, not a regular occurrence.

Weapons

43. You must not use or display guns, firearms, and offensive weapons (including crossbows) on the Park, the mobile home, or the Pitch, and you may only keep them on the Pitch or in the mobile home if you hold the appropriate licence to do so and they are securely stored in accordance with that licence.

General Matters

44. You must comply with any enactments, orders, regulations and bye-laws relating to the Park, the Pitch, or mobile home.
45. You must not sub-let or otherwise give up possession of the mobile home.
46. You are responsible at all times, for the conduct of your visitors, including children and any contractors working on your behalf, whilst they are on the Park or the Pitch, and must ensure all visitors (including children) and contractors comply with the Park rules and site licence conditions and health and safety requirements.
47. Public places / common areas and footpaths on the Park shall not be littered or despoiled in any way.
48. You must not enter any vacant Pitch or interfere with, or remove, any building materials or plant/equipment belonging to the Park owner or any employee/contractor working on the Park owner's behalf.
49. For your own safety and for the safety of others, you must not approach any contractor or employee whilst they are working on the Park, on behalf of the Park owner. You must not enter any area of the Park which has been cordoned off for any purpose. Please direct all queries relating to maintenance of the Park to the office.
50. Your mobile home may be used by yourself and members of your permanent household (who must be aged 55 years and over) and bona fide guests only and in any event for the permanent occupation of such number of persons as shall not exceed the specified number of berths.